



WESTERN PRACTICE SALES

John M. Cahill Associates

#HN-999 *Facility + Real Estate* **Calaveras County, California**

Registered as a historical landmark, this community sits between two major Routes, known for its abundant outdoor recreation with three beautiful reservoirs and a championship golf course. Do not pass up to live in an affordable, family-oriented lifestyle in this community!

Looking for the ideal location, with great visibility, plenty of parking and close to just about anything you could want? No need to look any further! We are presenting an exciting and remarkable *facility*, which is simply waiting for you to put your name on it! Excellent signage, high visibility, street-level convenience all contribute to ongoing growth here!

The office is conveniently located in an attractive, well-maintained, free-standing Professional building on busy thoroughfare with ample parking. The office occupies approximately 1,500 square feet and consists of 2 fully equipped Ops, plus 1 fully Plumbed (not equipped), and 3 partially plumbed for a total of 6 Ops, Reception area, Business office, Doctor's office, Sterilization, Lab, Storage and 3 Restrooms.

Facility + Real Estate: \$500,000
Owner Financing Available for Qualified Buyer!

For further details or on-site visit, please contact:

Timothy G. Giroux, DDS
Jon B. Noble, MBA

John M. Cahill, MBA
Edmond P. Cahill, JD

800.641.4179

▶ **Honesty** ▶ **Integrity** ▶ **Professionalism** ▶ **Experience**

We look forward to serving you

#HN-999

WESTERN PRACTICE SALES / JOHN CAHILL ASSOCIATES

\$500,000

PRACTICE INFORMATION SHEET

OFFICE OPERATION INFORMATION

Type of Practice: **Facility + Real Estate** Reason for Selling: **Relocating**Years established: **Since 2008** Days worked past 12 months:

OFFICE SPACE & LEASE INFORMATION

Is the building/suite owned? **Yes** Is building available for purchase? **Yes**Term of Lease: **Seller owns building** Expiration date:Rent per month **Sellers owns building** Common area, maintenance fees /taxes included? **None**If not included, current amount paid? **n/a** Are utilities included? **n/a**Type of Building: Condo **Free-standing X Professional X** Retail CenterOffice Square footage: **~ 1,500 sq ft** Carpet? **Yes** Air conditioning? **Yes**Number of fully equipped ops: **2** Plumbed for additional ops? **Yes, 1 fully plumbed + 3 Add'l partially plumbed**Reception area: **Yes** Dark room: **No** Doctor's office: **Yes** Lab: **No**Business office: **No** Restrooms: **Yes, 3** Sterilization: **Yes** Storage: **Yes**Laser: **No** Digital X-ray: **No** Intra-oral Camera: **No** Cerec: **No**3D Imager: **No**

EQUIPMENT & LEASEHOLDS

Occasionally some specialized items may be excluded from the sale, such as: Articulators, Endo and/or Implant Systems. These items will be referenced as "excluded" on Seller's Equipment list. In addition, Buyer understands that the following items may also be excluded from the sale: diplomas, certificates, cameras, photographs, artwork and miscellaneous personal items.

Describe age and characteristics of leasehold improvements: **Midmark Dental Chairs, Building wired for Ethernet & Cable, High vaulted ceilings creates a light ad lofty atmosphere**Average age of Equipment: **All equipment approximately ~ 10 yrs**Any equipment leases? **No** Equipment is right/left-handed/convertible? **Right/Convertible**

NOTE: The Seller has furnished the preceding information to WESTERN PRACTICE SALES/JOHN M. CAHILL ASSOCIATES. This information has not been verified. A potential Buyer should verify the accuracy of all information to his/her own satisfaction. WESTERN PRACTICE SALES/JOHN M. CAHILL ASSOCIATES are agents of the Seller and therefore represent the interest of the Seller. We strongly advise a potential purchaser to seek independent counsel to represent his/her interests. Counsel may be, but is not limited to, an attorney, accountant, appraiser, broker or management consultant. Fees of such counsel are the sole responsibility of the purchaser.