



WESTERN PRACTICE SALES

John M. Cahill Associates

#AN-1011 *Facility* San Francisco, California

Location, Location, Location! Besides the prime location, this quality turn-key facility is surrounded by an affluent and educated population who are highly motivated to maintain a lifetime of high quality dental health. ***Don't pass up this remarkable opportunity! Perfect for Specialists!***

The office is very bright and clean with an intimate and professionally decorated feel. It is very well appointed with artwork, glassware and paintings. The dental equipment has been well cared for and is in excellent working condition.

Unique location with great allure in San Francisco!

Located adjacent to a high volume Starbucks with plenty of on street parking and several parking lots nearby. The office occupies approximately 604 square feet and consists of 2 fully equipped and computerized operatories, digital radiography sensors, sterilization/laboratory, reception area, business office, private office and a shared restroom in the common area of this building.

Full Price: \$65,000

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

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

We look forward to serving you

PRACTICE INFORMATION SHEET

OFFICE SPACE & LEASE INFORMATION

Is the building/suite owned?	No	Is building available for purchase?	No
Is the space leased?	Yes	Is lease renewable?	Yes
		Is lease assignable?	Yes
Term of Lease:	3 years	Expiration date:	Oct 31, 2021
Do you share space with another dentist?	No		
Rent per month	\$2,520 per month	Common area, maintenance fees /taxes included?	No
If not included, current amount paid?	\$487	Are utilities included?	Yes
Is the rent considered above, below or at fair market value?	Below Fair Market		
Type of Building:	Condo	Free-standing	Professional
			Retail Center X
Office Square footage:	604 sq ft	Carpet?	Yes
		Air conditioning?	No
Number of fully equipped ops:	2	Plumbed for additional ops?	
Reception area:	Yes	Dark room:	
		Doctor's office:	Yes
		Lab:	Yes
Business office:	Yes	Restrooms:	Shared
		Sterilization:	Yes
		Storage:	Yes
Digital X-ray:	Yes	Cerec:	No
		Laser:	Yes
		Intra-oral Camera:	Yes
		3D Imager:	No
Description of office building, Location and attributes of practice (a brief description):	Prime location in the desirable Laurel Heights area, in a highly visible retail center.		

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:	Good condition, ready to use, turn-key and equipped digital x-rays		
Average age of Equipment:	~ 5 to 10 Yrs		
Any equipment leases?	No	Equipment is right/left-handed/convertible?	Yes
Is pegboard or computer?	Computer	What type of computer?	PC
What software?	SoftDent	Is software transferable?	Transfer Fee, if applicable, to be paid by Buyer
Fees Schedule:	Available upon request		

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.