



WESTERN PRACTICE SALES

John M. Cahill Associates

BC-1056 *Facility* San Ramon, California

If you've been perusing our Website for *facility* opportunities, don't pass up this one in San Ramon, a family-friendly, urban and residential city with many new housing developments, tucked in among grasslands, creeks and orchards. ***Here's your chance to build your dental empire at this proven location!***

The office is located in an attractive, well-maintained, 2-story, ***wheelchair accessible*** Professional building complex w/ ample parking on busy, major thoroughfare across from popular home improvement store, creating excellent visibility and presence in desirable, mixed commercial/residential neighborhood.

The office occupies approximately 1,698 square feet and consists of 4 fully equipped Ops with plumbing for an additional Op (not equipped), Reception area, Doctor's office, Business office, Sterilization, Darkroom, Lab, Storage, and 2 Restrooms.

Full Price: \$100,000

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

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► **Honesty** ► **Integrity** ► **Professionalism** ► **Experience**

We look forward to serving you

BC-1056

WESTERN PRACTICE SALES / JOHN CAHILL ASSOCIATES

\$ 100,000

PRACTICE INFORMATION SHEET

OFFICE SPACE & LEASE INFORMATION

Is the building/suite owned?	No	Is building available for purchase?	N/A		
Is the space leased?	Yes	Is lease renewable?	Yes	Is lease assignable?	Yes
Term of Lease:	5 yrs w/ one (1) 5-yr option		Expiration date:	April 2022	
Rent per month	\$5,307.47/month	Common area, maintenance fees /taxes included?	No		
If not included, current amount paid?	Taxes: \$850.00/yr	Are utilities included?	Trash, H ₂ O, Sewage		
Is the rent considered above, below or at fair market value?	Below				
Type of Building:	Condo X	Free-standing	Professional X	Retail Center	
Office Square footage:	~ 1,698 sq ft	Carpet?	Yes	Air conditioning?	Yes
Number of fully equipped ops:	4	Plumbed for additional ops?	Yes, 1 additional (not equipped)		
Reception area:	Yes	Dark room:	Yes	Doctor's office:	Yes
Business office:	Yes	Restrooms:	Yes, 2	Sterilization:	Yes
Digital X-ray:	No	Cerec:	No	Laser:	No
		Intra-oral Camera:	Yes	3D Imager:	No
Description of office building, Location and attributes of practice (a brief description):	Attractive, well-maintained, wheelchair accessible 2-story mixed Professional Complex across from large home improvement store on popular, busy thoroughfare				

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:	Equipment in good functioning condition				
Average age of Equipment:	~ 20 yrs				
Any equipment leases?	No	Equipment is right/left-handed/convertible?	Right		

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.