



WESTERN PRACTICE SALES

John M. Cahill Associates

#DN-1003 *Facility* Pleasanton, California

This amazing *turn-key facility* is an excellent opportunity for: a new graduate looking to start up with low initial cost, an established dentist seeking a Satellite location, or a dentist looking to reduce their overhead (rent). This efficiently designed facility is surrounded by stately birch trees, beautiful ivy and well-manicured lawns, giving your patients a feeling of comfort and tranquility upon arrival. If you peruse our Website regularly, you will notice that a Facility in this community *rarely* comes along, so **DO NOT HESITATE to make a decision or take action!**

The office is conveniently located in an attractive, well-maintained, single-story free-standing Professional building w/ ample parking in desirable neighborhood, near some of the best schools the Bay Area has to offer. In addition, it has excellent visibility, curb appeal, signage and easy accessibility. This office occupies approximately 1,000 square feet and consists of 3 fully equipped Ops in great condition, is Digital Ready, has a Reception area, Doctor's office, Business office, Sterilization, Dark room, Lab, Storage and Restroom.

Full Price: ~~\$75,000~~

Price Reduced! Now Only: \$68,000!

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

Timothy G. Giroux, DDS
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800.641.4179

▶ **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?	N/A
Term of Lease:	Landlord will Renew w/ 5yr Option		Expiration date:	Aug 2019	
Rent per month	\$1,900/month	Common area, maintenance fees /taxes included?	Yes		
If not included, current amount?		Are utilities included?	No		
Is the rent considered above, below or at fair market value?	Below Fair Market				
Type of Building:	Condo	Free-standing	X	Professional	X Retail Center
Office Square footage:	~ 1,000+ sq. ft.	Carpet?	Yes	Air conditioning?	Yes
Number of fully equipped ops:	3	Plumbed for additional ops?	No		
Reception area:	Yes	Dark room:	Yes	Doctor's office:	Yes Lab: Yes
Business office:	Yes	Restrooms:	Yes	Sterilization:	Yes Storage: Yes
Laser:	No	Digital Ready:	Yes	Intra-oral Camera:	Yes Cerec: No
Description of office building, Location and attributes of practice (a brief description):	Attractive, well-maintained single-story, free-standing Professional building w/ ample parking in a fast growing, desirable neighborhood w/ some of the area's best schools				

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:	In good functioning condition				
Average age of Equipment:	~ 15 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.