



WESTERN PRACTICE SALES

John M. Cahill Associates

EN-1055 *Facility* Rocklin, California

This *Facility*, equipped with custom cabinetry and Adec equipment, awaits your talent and skill to build your own success here in this family-oriented community, recently ranked one of “*the Best Places to Raise a Family*” based on safety, access to family amenities, affordability and high quality schools, well-educated work force, high home values and average median household incomes.

The office is located in an attractive, well-maintained, popular, single-story Retail Shopping Center w/ ample parking on major thoroughfare in neighborhood bustling with activity, generating good traffic flow due to its visibility.

The office occupies approximately 1,560 square feet and consists of 4 fully equipped Ops with plumbing for an additional Op, Reception area, Doctor's office, Business office, Sterilization, Lab, Storage and Restroom.

Full Price: \$95,000

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

EN-1055

WESTERN PRACTICE SALES / JOHN CAHILL ASSOCIATES

\$ 95,000

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?	
Term of Lease:	10 + 5 + 5	Expiration date:	December 2019		
Rent per month	\$3,273.00/month	Common area, maintenance fees /taxes included?	No		
If not included, current amount paid?	\$783.00	Are utilities included?	Yes, Water		
Is the rent considered above, below or at fair market value?	Fair Market Value				
Type of Building:	Condo	Free-standing	Professional	Retail Center	X
Office Square footage:	~ 1,560 sq ft	Carpet?	No	Air conditioning?	Yes
Number of fully equipped ops:	4	Plumbed for additional ops?	Yes, 1 additional		
Reception area:	Yes	Dark room:	No	Doctor's office:	Yes
Business office:	Yes	Restrooms:	Yes	Sterilization:	Yes
Digital X-ray:	No	Cerec:	No	Laser:	No
Intra-oral Camera:	No	3D Imager:	No		
Description of office building, Location and attributes of practice (a brief description):	Attractive, well-maintained, single-story busy Retail Shopping Center busy, major 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: **~ 18 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.