



WESTERN PRACTICE SALES

John M. Cahill Associates

EN-1062 *Facility* Roseville, California

Watch your practice grow along with the steady population growth attracted to this city in this thriving environment with large retail centers, modern housing, business-friendly employers and unsurpassed business opportunities. *Enjoy your success in the busy swirl of activity and growth!*

This office is in an attractive, beautifully landscaped, well-maintained, Professional building, which is perfectly situated on a greenbelt offering exceptional views. It is conveniently located in a desirable neighborhood with close proximity to I-80 corridor, ample parking, surrounded by numerous commercial amenities.

The office occupies approximately 1,026 square feet and consists of 2 fully equipped Ops, Reception area, Business office, X-ray room, and Sterilization.

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

EN-1062

WESTERN PRACTICE SALES / JOHN CAHILL ASSOCIATES

\$65,000

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?	N/A	Is lease assignable?	N/A
Term of Lease:	Month-to-Month		Expiration date:	N/A	
Do you share space with another dentist?	No				
Rent per month	\$2,257.20/Monthly	Common area, maintenance fees /taxes included?			
If not included, current amount paid?			Are utilities included?		
Is the rent considered above, below or at fair market value?	Fair Market				
Type of Building:	Condo	Free-standing	Professional	X	Retail Center
Office Square footage:	~ 1,026 sq ft	Carpet?			Air conditioning? Yes
Number of fully equipped ops:	2	Plumbed for additional ops?	No		
Reception area:	Yes	Dark room:	No	Doctor's office:	Lab:
Business office:	Yes	Restrooms:			Sterilization: Yes Storage:
Digital X-ray:	Yes	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, mixed tenant, Professional building w/ ample parking in desirable neighborhood, surrounded by numerous amenities, close to busy freeway corridor				

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:

Average age of Equipment:

Any equipment leases?

Equipment is right/left-handed/convertible?

Is pegboard or computer? Computer

What type of computer? PC: Windows Based

What software?

Is software transferable? Transfer Fee, if applicable, to be paid by Buyer

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.