



WESTERN PRACTICE SALES

John M. Cahill Associates

EN-1108 *Facility* Granite Bay, California

Perfect for a Satellite Office or Start-Up Practice!

This recently updated *Facility*, equipped with high-tech equipment such as Digital X-ray Units, upgraded Cerec OmniCam + Milling Station, Laser Unit & Intra-oral Camera, awaits your talent and skill to build your own success here in this bustling suburb, which has it all: friendliness, convenience, safety, pristine beauty, a stellar high school and thriving businesses. With close proximity to Roseville, Rocklin, the foothills and Folsom Lake, this community is an idyllic suburb to raise your family!

The office is located in an attractive, popular, single-story Retail Shopping Center w/ ample parking. It's ideally situated on major thoroughfare that borders both Roseville and Rocklin, on a busy corridor of a desirable neighborhood bustling with activity, generating good traffic flow due to its visibility.

The office occupies approximately 1,500 square feet and consists of 5 fully equipped Ops, Reception area, Doctor's office, Sterilization, Digital X-ray Units, upgraded Cerec OmniCam + Milling Station, Laser Unit & Intra-oral Camera.

Full Price: \$195,000

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?	N/A		
Is the space leased?	Yes	Is lease renewable?	Yes	Is lease assignable?	Yes
Term of Lease:	5 yrs + 1 (one) 5-yr option		Expiration date:	October 2022	
Rent per month	\$4,678.00/month	Common area, maintenance fees /taxes included?	Yes		
If not included, current amount paid?		Are utilities included?	Yes		
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:	~ 1,470 sq ft	Carpet?	Yes	Air conditioning?	Yes
Number of fully equipped ops:	5	Plumbed for additional ops?	No		
Reception area:	Yes	Dark room:	No	Doctor's office:	Yes
Business office:	No	Restrooms:	Yes, 2	Sterilization:	Yes
Digital X-ray:	Yes	Cerec:	Yes	Laser Diode:	Yes
			Intra-oral Camera:	Yes	3D Imager:
Description of office building, Location and attributes of practice (a brief description):	Attractive, single-story busy Retail Shopping Center on busy, major thoroughfare in highly desirable 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:	Equipment in excellent functioning condition				
Average age of Equipment:	~ 3 yrs				
Any equipment leases?	No	Equipment is right/left-handed/convertible?	Convertible		

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.