



WESTERN PRACTICE SALES

John M. Cahill Associates

#BN-1140 *Facility* **Concord, California**

Remarkable opportunity of an attractive, well-maintained, free-standing building in Prime location on a major thoroughfare in highly desirable corridor and neighborhood with easy accessibility, excellent visibility ideal for growth! Come sink your roots down here in this major East Bay family-oriented, suburban community!

This modern, spacious Office occupies approximately 1,500 square feet and consists of 3 fully equipped OPs, Reception area, Private Office, Business Office, Lab, Sterilization, Storage and 2 Restrooms.

Price: \$60,000

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

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▶ **Honesty** ▶ **Integrity** ▶ **Professionalism** ▶ **Experience**

We look forward to serving you

BN-1140**WESTERN PRACTICE SALES / JOHN CAHILL ASSOCIATES****\$ 60,000****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	Expiration date:	March 2021		
Do you share space with another dentist?	No				
Rent per month	\$ 2,105.00/month	Common area, maintenance fees /taxes included?	Yes		
If not included, current amount paid?				Are utilities included?	No
Is the rent considered above, below or at fair market value?	Below Market Value				
Type of Building:	Condo	Free-standing	X	Professional	Retail Center
Office Square footage:	~ 1,500 sq. ft.	Carpet?	Yes	Air conditioning?	Yes
Number of fully equipped ops:	3	Plumbed for additional ops?	No		
Reception area:	Yes	Dark room:	No	Doctor's office:	Yes
Lab:					Yes
Business office:	Yes	Restrooms:	Yes, 2	Sterilization:	Yes
Storage:					Yes
Digital X-ray:	Yes	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, recently updated, single-story, highly visible, easily accessible, free-standing Dental Professional building w/ ample parking, on major thoroughfare with close proximity to downtown**

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: **Building recently renovated**

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.