



WESTERN PRACTICE SALES

John M. Cahill Associates

#LV-1143 *Facility* Las Vegas, Nevada

Build the practice of your dreams here in this highly desirable, popular, busy Retail Center where street level convenience and visibility creates walk-by traffic which, in turn generates new patient growth to this office. This remarkable opportunity awaits your talent and skill!

With reasonable and Fair Market Rent, this well-designed office occupies approximately 1,600 square feet and consists of 5 fully equipped OPs, Reception area, Private Office, Lab, Sterilization, Storage and 2 Restrooms. Call Broker for details.

Contact Broker for Options and Price

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

Timothy G. Giroux, DDS

Jared A. Bergquist

800.641.4179

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

We look forward to serving you

**Office space information provided as a courtesy only. Western Practice Sales is not a licensed Real Estate Broker in the State of Nevada, and price does not include real estate, which must be separately negotiated through licensed attorney or broker.*

LV-1143

WESTERN PRACTICE SALES / JOHN CAHILL ASSOCIATES

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:	May 2023			
Do you share space with another dentist?	No					
Rent per month	\$ 2,625.00/month	Common area, maintenance fees /taxes included?	No			
If not included, current amount paid?	\$700 – 800.00	Are utilities included?	No			
Is the rent considered above, below or at fair market value?	Below Market Value					
Type of Building:	Condo	Free-standing	Professional	Retail Center	X	
Office Square footage:	~ 1,600 sq. ft.	Carpet?	No	Air conditioning?	Yes	
Number of fully equipped ops:	5	Plumbed for additional ops?	No			
Reception area:	Yes	Dark room:	No	Doctor's office:	Yes	
		Lab:	Yes			
Business office:	No	Restrooms:	Yes, 2	Sterilization:	Yes	
		Storage:	Yes			
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, busy, popular Retail Shopping Center with good visibility and easy accessibility in 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: **~ 10-15 yr old, very modern and clean build-out**

Average age of Equipment: **~ yrs**

Any equipment leases? **No** Equipment is right/left-handed/convertible? **Call Broker**

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.