



## WESTERN PRACTICE SALES

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John M. Cahill Associates

### #LV-1144 *Facility* Las Vegas, Nevada

This *Facility* awaits your talent and skill to build your own success here. The prime location on a major thoroughfare with easy accessibility, excellent visibility is ideal for growth! Conveniently located in a busy, popular Retail Shopping Center, there is enough activity and visibility to translate into new patients for this office!

This modern, spacious Office occupies approximately 3,032 square feet and consists of 8 plumbed Ops which includes an open Ortho bay, Reception area, Private Office, Business Office, Lab, Sterilization, Storage and 2 Restrooms. Call broker about equipment.

Please note: There is an option for the Ops to be fully equipped.

### *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-1144

WESTERN PRACTICE SALES / JOHN CAHILL ASSOCIATES

## PRACTICE INFORMATION SHEET

## OFFICE SPACE &amp; LEASE INFORMATION

Is the building/suite owned?	<b>No</b>	Is building available for purchase?	<b>N/A</b>		
Is the space leased?	<b>Yes</b>	Is lease renewable?	<b>Yes</b>	Is lease assignable?	<b>Yes</b>
Term of Lease:	<b>5 yr</b>	Expiration date:	<b>January 2023</b>		
Do you share space with another dentist?	<b>No</b>				
Rent per month	<b>\$ 7,368.75/month</b>	Common area, maintenance fees /taxes included?	<b>No</b>		
If not included, current amount paid?	<b>\$1,473.75</b>	Are utilities included?	<b>No</b>		
Is the rent considered above, below or at fair market value?	<b>Fair Market Value</b>				
Type of Building:	Condo	Free-standing	Professional	<b>Retail Center</b>	<b>X</b>
Office Square footage:	<b>~ 3,032 sq. ft.</b>	Carpet?	<b>No</b>	Air conditioning?	<b>Yes</b>
Number of fully equipped ops:	<b>8</b>	Plumbed for additional ops?	<b>No</b>		
Reception area:	<b>Yes</b>	Dark room:	<b>No</b>	Doctor's office:	<b>Yes</b>
		Lab:	<b>Yes</b>		
Business office:	<b>Yes</b>	Restrooms:	<b>Yes, 2</b>	Sterilization:	<b>Yes</b>
		Storage:	<b>Yes</b>		
Digital X-ray:	<b>No</b>	Cerec:	<b>No</b>	Laser:	<b>No</b>
		Intra-oral Camera:	<b>No</b>	3D Imager:	<b>No</b>
Description of office building, Location and attributes of practice (a brief description):	<b>Practice is located just off 215/Eastern exit with visible signage from 215. The Retail Center is very busy with a complimentary tenant mix</b>				

## EQUIPMENT &amp; 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: **~ 15-20 yrs, Very nice and modern**

Average age of Equipment: **Call Broker for details**

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.