



## WESTERN PRACTICE SALES

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John M. Cahill Associates

### #AC-1160 *Facility* San Francisco, California

We are presenting a remarkable opportunity to build your dental empire here! Be immersed in the pulse of the city in this *prime location* with this attractive, well-maintained, 3-story Professional building on one of the busiest corridors of this highly desirable commercial/residential neighborhood. This neighborhood bustles with activity: vibrant businesses, homes, good schools, young beach culture, distinctive restaurants and diverse population!

This modern, spacious Office occupies approximately 1,150-1,200 square feet and consists of 4 Chairs in an Open Bay + 2 OPs, Reception area + impressive Courtyard which serves as Outdoor Reception area, Private Office, Business Office, Lab, Sterilization, Storage and Restroom.

***Priced to Sell at Only \$50,000***

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

Timothy G. Giroux, DDS  
Jon B. Noble, MBA

John M. Cahill, MBA  
Edmond P. Cahill, JD

**800.641.4179**

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

**We look forward to serving you**

# AC-1160

WESTERN PRACTICE SALES / JOHN CAHILL ASSOCIATES

\$ 50,000

## 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>N/A</b>	Is lease assignable?	<b>N/A</b>				
Term of Lease:	<b>Month-to-month, Tenant to negotiate new Lease</b>								
Rent per month	<b>\$ 4,000.00/month</b>	Common area, maintenance fees /taxes included?	<b>No</b>						
If not included, current amount paid?		Are utilities included?	<b>No</b>						
Is the rent considered above, below or at fair market value?	<b>Below Market Value</b>								
Type of Building:	<b>Condo</b>	<input checked="" type="checkbox"/>	Free-standing	<b>Professional</b>	<input checked="" type="checkbox"/>	Retail Center			
Office Square footage:	<b>~ 1,150-1,200 sf</b>	Carpet?	<b>No</b>	Air conditioning?	<b>No</b>				
Number of fully equipped ops:	<b>4 Open Chairs, 2 OPs</b>		Plumbed for additional ops?	<b>No</b>					
Reception area:	<b>Yes</b>	Dark room:	<b>No</b>	Doctor's office:	<b>No</b>	Lab:			
Business office:	<b>Yes</b>	Restrooms:	<b>Yes</b>	Sterilization:	<b>Yes</b>	Storage:	<b>Yes</b>		
Digital X-ray:	<b>Yes</b>	Cerec:	<b>No</b>	Laser:	<b>No</b>	Intra-oral Camera:	<b>No</b>	Pan-Ceph:	<b>Yes</b>
Description of office building, Location and attributes of practice (a brief description):	<b>Prime location, attractive, well-maintained, 3-story Professional building with impressive courtyard in desirable busy, mixed commercial/residential neighborhood w ample parking in alley, area well-served by public transportation and reputation of good schools</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: **All equipment in good functioning condition**

Average age of Equipment: **~ 5 - 10 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.**