



WESTERN PRACTICE SALES

John M. Cahill Associates

#AC-1162 *Facility* San Francisco, California

We are presenting a remarkable opportunity which will put you right in the center of the activity of San Francisco's vibrant downtown Financial/Shopping district.

Facility is located in the bustling downtown corridor, adjacent to Union Square, among San Francisco's most prominent and prestigious hotels and stores. This art deco, multi-story, historical landmark, multi-story Medical/Dental professional building is also home to many specialists as well.

The office occupies approximately 1,200 square feet and consists of 4 fully equipped OPs, Reception area, Darkroom, Doctor's office, Lab, Business Office, Sterilization, Storage and shared Restroom in common area.

Full Price: \$80,000

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

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► **Honesty** ► **Integrity** ► **Professionalism** ► **Experience**

We look forward to serving you

AC-1162

WESTERN PRACTICE SALES / JOHN CAHILL ASSOCIATES

\$ 80,000

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?	No	Is lease assignable?	No
Term of Lease:	Month to Month *New Tenant to negotiate new lease			Expiration date:	N/A
Rent per month	\$ 6,200.00/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?	Fair Market Value				
Type of Building:	Condo	Free-standing	Professional	X	Retail Center
Office Square footage:	~ 1,200 sq ft		Carpet?	No	Air conditioning? No
Number of fully equipped ops:	4		Plumbed for additional ops?	No	
Reception area:	Yes	Dark room:	Yes	Doctor's office:	Yes
Business office:	Yes	Restrooms:	Common Area	Sterilization:	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, well-known, Historical Medical Dental Building in bustling downtown financial/shopping district, with close proximity to Union Square**

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: **Remodeled in 2012**

Average age of Equipment: **~ 10 - 15 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.