



WESTERN PRACTICE SALES

John M. Cahill Associates

#BN-1164 *Facility* San Leandro, California

This store-front *Facility* is conveniently located in an attractive, well-maintained, single-story, busy, popular Retail Shopping Center, on *the* major thoroughfare in a commercial neighborhood. *It naturally draws foot traffic due to its street-level convenience, visibility and accessibility: perfect for building your patient base or merger!*

This spacious office is designed for maximum office efficiency and patient flow. It is approximately 2,500 square feet and consists of 5 fully equipped Ops, (one ADA compliant), Reception, Sterilization, Consultation Room, Lab, Staff Lounge, Doctor's Office, Storage, 2 Restrooms (one ADA compliant) and Business Office which can be easily converted to 6th OP.

Full Price: \$95,000

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

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

We look forward to serving you

BN-1164**WESTERN PRACTICE SALES / JOHN CAHILL ASSOCIATES****\$95,000****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:	2 yrs	Expiration date:			
Rent per month	\$ 3,564.00/month	Common area, maintenance fees /taxes included?			
If not included, current amount paid?		Are utilities included?	Yes		
Is the rent considered above, below or at fair market value?	Fair Market Value				
Type of Building:	Condo	Free-standing	Professional	Retail Center	X
Office Square footage:	~ 2,500 sq. ft.	Carpet?	Yes	Air conditioning?	Yes
Number of fully equipped ops:	5	Plumbed for additional ops?	No		
Reception area:	Yes	Dark room:	No	Doctor's office:	Yes
Business office:	Yes	Restrooms:	No	Sterilization:	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, single-story, busy, popular Retail Shopping Center on major thoroughfare, drawing excellent walk-by traffic to generate new growth of patients due to location, visibility, accessibility and convenience**

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:

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