



## WESTERN PRACTICE SALES

---

**John M. Cahill Associates**

### # IN-1174 *Facility* **Tracy, California**

The second largest city in San Joaquin County, Tracy is a community where neighbors and local merchants greet you by name and the welcoming never stops. The opportunity for a balanced life still exists here, and work, family, education and the arts they are still valued. This ever growing, evolving, vibrant community with new and expanding possibilities around every corner!

As for this *Facility*, it is all about location, location, location! It is ideally located on one of Tracy's major thoroughfares in desirable neighborhood w/ excellent visibility and accessibility.

This beautifully designed office with Adec Cabinets is located in an attractive, well-maintained, single-story Professional building and occupies approximately 1,000 square feet and consists of 3 fully equipped OPs and plumbing for 1 additional OP, Reception area, Doctor's office, Sterilization, Lab, Storage and Restroom.

***Full Price: \$95,000***

*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**

#IN-1174

WESTERN PRACTICE SALES / JOHN CAHILL ASSOCIATES

\$95,000

## PRACTICE INFORMATION SHEET

## OFFICE SPACE &amp; 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 years w/ two (2) 5-yr options		Expiration date:	September 2022	
Rent per month	~ \$ 2,368.39/month	Common area, maintenance fees /taxes included?	Yes		
If not included, current amount paid?	N/A	Are utilities included?	Yes, Water/Sewer		
Is the rent considered above, below or at fair market value?	Below Market Value				
Type of Building:	Condo	Free-standing	Professional	X	Retail Center
Office Square footage:	~ 1,000 sq ft	Carpet?	No	Air conditioning?	Yes
Number of fully equipped ops:	3	Plumbed for additional ops?	Yes, 1 add'l		
Reception area:	Yes	Dark room:	No	Doctor's office:	Yes
Business office:	No	Restrooms:	Yes, 1	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):	Located on one of the town's major thoroughfares, in a single-story Professional building with close proximity to Medical Facility, excellent visibility and easy accessibility				

## 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:

Recently updated throughout, Adec Cabinets, most improvements completed over a period of 4 - 8 yrs

Average age of Equipment: ~ 5 - 8 yrs

Any equipment leases? No Equipment is right/left-handed/convertible? Right/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.**