



WESTERN PRACTICE SALES

John M. Cahill Associates

#DC-1196 *Facility* San Jose, California

San Jose is well known as an ever-evolving, vibrant, cultural, financial and political center of Silicon Valley, which continues to offer possibilities for growth and expansion around every corner!

This *Facility is all about location!* It is ideally located with close proximity to a large, popular, busy Asian Supermarket on a major thoroughfare in a desirable commercial neighborhood w/ excellent visibility and accessibility.

Office is located in a Professional building and occupies approximately 1,500 square feet and consists of 3 fully equipped OPs with plumbing for an (1) additional OP, Reception area, Darkroom, Doctor's office, Sterilization, Lab, Storage and Restroom.

Full Price: \$80,000

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

#DC-1196

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?	No
Is the space leased?	Yes	Is lease renewable?	Yes
		Is lease assignable?	Yes
Term of Lease:	3 yrs	Expiration date:	November 2020
Rent per month	~ \$ 2,744.00/month	Common area, maintenance fees /taxes included?	No
If not included, current amount paid?	Tax \$3,000/yr	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:	~ 1,500 sq ft	Carpet?	Yes
		Air conditioning?	Yes
Number of fully equipped ops:	3	Plumbed for additional ops?	Yes, 1 additional
Reception area:	Yes	Dark room:	Yes
		Doctor's office:	Yes
		Lab:	Yes
Business office:	No	Restrooms:	Yes, 1
		Sterilization:	Yes
		Storage:	Yes
Digital X-ray:	No	Cerec:	
		Laser:	
		Intra-oral Camera:	No
		3D Imager:	No
Description of office building, Location and attributes of practice (a brief description):	Attractive, well-maintained, established Professional building on major thoroughfare, w close proximity to busy Asian Market with excellent visibility and easy accessibility		

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: **Tile Floor, 3 years**

Average age of Equipment: **~ 20 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.