



WESTERN PRACTICE SALES

John M. Cahill Associates

CC-1207 *Facility* **Vallejo, California**

This is an excellent opportunity for anyone wishing to start their own practice in Vallejo. This facility, conveniently located in a small Retail Shopping Complex right off I-80, is popular in the local neighborhood, is “move-in ready” and will not last long at this price!

The compact, clean office occupies approximately 950+ square feet and consists of 3 Ops, Reception area, Doctor’s office, Business office, Sterilization, Lab, Storage, and Restroom.

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

CC-1207

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?	Yes	Is lease assignable?	Yes
Term of Lease:	Expiration date:		August 2023		
Rent per month	\$2,578.86/month	Common area, maintenance fees /taxes included?	No		
If not included, current amount paid?	Varies (6 months)		Are utilities included?	No	
Is the rent considered above, below or at fair market value?	Below Market				
Type of Building:	Condo	Free-standing	Professional	Retail Center	X
Office Square footage:	~ 950+ sf	Carpet?	No	Air conditioning?	Yes
Number of fully equipped OPs:	3	Plumbed for additional OPs?	No		
Reception area:	Yes	Dark room:	No	Doctor's office:	Yes
Business office:	Yes	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):	Small, popular, established 30+yrs Retail Shopping Complex with local traffic, right off I-80				

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.

Average age of Equipment:	~ 20 + years	
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.