



## WESTERN PRACTICE SALES

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John M. Cahill Associates

### #IN-1210 (*Facility*) Lodi, California

Live and practice in a beautiful community committed to *quality growth*, while protecting its historical roots. With close proximity to San Francisco and Greater Sacramento with plenty of cultural and multiple perennial recreational activities, the *quality of life* just can't be beat here! With its *small-town charm, stable patient base* and *low overhead*, opportunities like these do not come by easily! *Start living the life you were meant to live!*

This amazing opportunity is conveniently located in an attractive, well-maintained single-story Professional building with ample parking in a highly desirable professional corridor. Ideally situated, it is surrounded by an abundance of Dental Specialists, Physicians, and within close proximity to a notable Medical Facility. The office occupies approximately 1,100 square feet and consists of 3 fully equipped Ops, Reception area, Doctor's office, Sterilization, Storage, and 1 Restroom.

***Full Price: \$50,000***

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

Timothy G. Giroux, DDS

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**800.641.4179**

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

**We look forward to serving you**

## 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 yrs w/ 1 yr option		Expiration date:	March 2024	
Do you share space with another dentist?	No				
Rent per month	\$1,566.00/month	Common area, maintenance fees /taxes included?	Yes		
If not included, current amount paid?	N/A	Are utilities included?	No		
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:	~ 1,100 sq ft	Carpet?	Yes	Air conditioning?	Yes
Number of fully equipped ops:	3	Plumbed for additional ops?	No		
Reception area:	Yes	Dark room:	Yes	Doctor's office:	Yes
		Lab:	No		
Business office:	No	Restrooms:	Yes, 1	Sterilization:	Yes
		Storage:	Yes		
Digital X-ray:	No	Cerec:	No	Laser:	No
		Intra-oral Camera:	No	3D Imager:	No
Description of office building, Location and attributes of practice (a brief description):	<p><b>Located in an attractive, well-maintained, single-story Professional building w/ ample parking in highly desirable professional corridor. Large, loyal, multi-generational patient base w/ &gt; 50 yrs of Goodwill</b></p>				

## 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:	10 yrs - Updated Carpet and Flooring in OPs				
Average age of Equipment:	~ 25 yrs				
Any equipment leases?	No	Equipment is right/left-handed/convertible?	Convertible		
Is pegboard or computer?	Computer	What type of computer?	Window Op System		
What software?	Easy Dental	Is software transferable?	No, Transfer Fee, if applicable, to be paid by Buyer		

**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.**