



## WESTERN PRACTICE SALES

---

John M. Cahill Associates

### #BC-1218 *Facility* Pittsburg, California

Build the practice of your dreams or expand into this **SPACIOUS** Pittsburg dental facility. This office is well-equipped with modern décor, design & build-outs and offers patients a crisp, clean aesthetic the moment they walk in the door. Ample parking available in this popular, busy Retail Shopping Center with a well-lit and inviting exterior and attractive curb appeal.

*Prime location in a busy, popular Retail Shopping Center with high foot traffic & major anchor tenants DMV, Starbucks and Food Source among many more! Carts are self-contained so can easily be relocated if you wanted to make any office layout changes, etc.*

The office occupies approximately 2,080 square feet and consists of 3 fully equipped OPs, Reception area, Doctor's office, Business office, Sterilization, Lab, Storage and Restroom.

***Full Price: \$59,000***

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

Timothy G. Giroux, DDS

John M. Cahill, MBA

Jon B. Noble, MBA

Edmond P. Cahill, JD

**800.641.4179**

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

**We look forward to serving you**

**#BC-1218****WESTERN PRACTICE SALES / JOHN CAHILL ASSOCIATES****\$59,000****FACILITY 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: **through 2022** Expiration date: **September 2022**Rent per month **\$3,069.00/month** Common area, maintenance fees /taxes included? **No**If not included, current amount paid? **\$680.00/month** 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: **~ 2,080 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** Lab: **Yes**Business office: **Yes** Restrooms: **Yes** Sterilization: **Yes** Storage: **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 in an attractive, well-maintained, popular, busy Retail Shopping Center with major anchor tenants, DMV, Starbucks and Food Source among many more****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: **New Roof & Flooring, recently Painted**Average age of Equipment: **~ 8 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.**