



WESTERN PRACTICE SALES

John M. Cahill Associates

#AN-1224 *Facility* San Francisco, California

Build your dream practice in the vibrant, diverse, and bustling downtown financial/commercial district of San Francisco with Ocean Views, unsurpassed and unrivaled by any other location!

Located in a registered landmark building in San Francisco's Union Square, *this Facility is turn-key ready for your team to move in.* If this wasn't enough to get your attention, it comes with *expansive and stunning views of the Bay and cityscape*, allowing you to treat your patients to an experience they will always remember!

The office occupies approximately 871 square feet and consists of 3 fully functioning OPs, a complete Sterilization Room, Digital X-ray Units, a cozy Reception, ample storage with built-in cabinetry and separate Storage room, Doctor's office, Business office, Sterilization, and Lab.

Full Price: ~~\$88,000~~

Seller Motivated ~ Priced to Sell at: \$48,000!

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

#AN-1224

WESTERN PRACTICE SALES / JOHN CAHILL ASSOCIATES

\$48,000

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:	Open to Negotiation		Expiration date:	N/A		
Do you share space with another dentist?	No					
Rent per month	\$5,234.75/month *parking available for \$365.00/month		Common area, maintenance fees /taxes included?	Yes		
If not included, current amount paid?	N/A	Are utilities included?	Trash, janitorial & utilities			
Is the rent considered above, below or at fair market value?	Fair Market, Landlord willing to negotiate					
Type of Building:	Condo	Free-standing	Professional	X	Retail Center	
Office Square footage:	~ 871 sq ft	Carpet?	Yes	Air conditioning?	No	
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, Shared	Sterilization:	Yes	
Digital X-ray:	Yes	Cerec:	No	Laser:	No	
			Intra-oral Camera:	Yes	3D Imager:	No
Description of office building, Location and attributes of practice (a brief description):	Expansive Bay views. Located in a registered landmark building in Union Square San Francisco's in the heart of the Financial/Commercial District					

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 Vacuum Pump and Statim. All other equipment in good working condition

Average age of Equipment: **Range: ~ 1-20 yrs**

Any equipment leases? **None** Equipment is right/left-handed/convertible? **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.