



WESTERN PRACTICE SALES

John M. Cahill Associates

BC-1247 *Facility* San Ramon, California

This “*move-in ready*” Facility is an amazing opportunity located in an attractive, well-maintained, free-standing office with floor-to-ceiling windows & modern, high-end paint & décor throughout.

The Planmeca CBCT is also available as an optional, separate purchase for an interested buyer.

This spacious office underwent a complete Interior Remodel in 2008 and is conveniently located in a well-maintained, proven location with excellent roadside visibility

The office occupies approximately 1,704 square feet and consists of 4 fully equipped OPs with plumbing for 1 additional OP, Reception area, Doctor’s office, Sterilization, Lab, Storage, and 2 Restrooms.

Full Price: \$175,000

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

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

We look forward to serving you

BC-1247

WESTERN PRACTICE SALES / JOHN CAHILL ASSOCIATES

\$175,000

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:	3 yrs remaining w/ 2 (two) 5-yr options			Expiration date:	Dec 2023
Do you share space with another dentist?	No				
Rent per month	~ \$3,433.56/month	Common area, maintenance fees /taxes included?	No		
If not included, current amount paid?	\$847.35/mo + TI Property Tax	Are utilities included?	Yes, H ₂ O & Trash		
Is the rent considered above, below or at fair market value?	Below Market				
Type of Building:	Condo	Free-standing	X	Professional	Retail Center
Office Square footage:	~ 1,704 sf	Carpet?	No	Air conditioning?	Yes
Number of fully equipped OPs:	4	Plumbed for additional OPs?	Yes, 1 additional OP		
Reception area:	Yes	Dark room:	No	Doctor's office:	Yes
Business office:	No	Restrooms:	Yes, 2	Sterilization:	Yes
Digital X-ray:	Yes	Cerec:	No	Laser:	No
		Intra-oral Camera:	No	3D Imager:	*See below
3D Imager:	*Planmeca CBCT (~ 3 yrs old) is available as an optional, separate purchase				
Description of office building, Location and attributes of practice (a brief description):	Well-maintained, attractive location with high roadside visibility. Complete Interior Remodel in 2008				

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: **10–12 yr old improvements, all equipment regularly maintained, good functioning condition, Pelton Crane Units, Cabinet upgraded ~ 3 yrs ago w Full Interior Remodel in 2008**

Average age of Equipment: ~ 10 yrs

Any equipment leases? No Equipment is right/left-handed/convertible? Right/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.