



## WESTERN PRACTICE SALES

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**John M. Cahill Associates**

### **#DC-1260 *Facility*** **Fremont, California**

Fremont captures metropolitan living at its best with its proximity to major universities, shopping areas, recreation and cultural activities, employment centers, major airports, and BART. We are presenting a remarkable opportunity priced and primed for success!

This “move-in-ready” office is conveniently located in an attractive, well-maintained, single-story, Medical/Dental Professional complex w ample parking on major thoroughfare, within walking distance and easy access to public transportation and close proximity to medical facilities.

This spacious office occupies approximately 1,740 square feet and consists of 3 fully equipped OPs with plumbing for an 3 additional OPs for total of 6 OPs, Reception area, Doctor’s office, Business office, Sterilization, Lab, Storage and 2 Restrooms.

***Full Price: \$199,999***

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

Timothy G. Giroux, DDS  
Jon B. Noble, MBA

John M. Cahill, MBA  
Edmond P. Cahill, JD

**800.641.4179**

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

**We look forward to serving you**

# DC-1260

WESTERN PRACTICE SALES / JOHN CAHILL ASSOCIATES

\$199,999

## FACILITY 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:	10 yrs	Expiration date:	May 2026		
Rent per month	\$6,059.00/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?	Fair Market				
Type of Building:	Condo	Free-standing	Professional	X	Retail Center
Office Square footage:	~ 1,740 sf	Carpet?	Yes	Air conditioning?	Yes
Number of fully equipped OPs:	3	Plumbed for additional OPs?	Yes, 3 additional		
Reception area:	Yes	Dark room:	No	Doctor's office:	Yes
Business office:	Yes	Restrooms:	Yes, 2	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): **Excellent location, well-established, attractive, well-maintained, single-story Medical/Dental Professional complex walking distance to public transportation and major medical facilities**

## 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: **Modern, muted colors & hues create a comfortable & relaxed environment, Carpet & Furnishings flow well throughout the office**

Average age of Equipment: ~ 7 - 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.**