



WESTERN PRACTICE SALES

John M. Cahill Associates

#EG-1257 *Facility* **Sacramento, California**

If working in the Capital city of California has always been your dream, your search is over! You won't want to miss out on this remarkable opportunity.

This modern and immaculate office is designed for maximum office efficiency and patient flow in mind. It was fully renovated in 2006 with hardwood flooring in OPs and a fully-networked computer system. It is conveniently located in an attractive, well-maintained, single-story Professional office in a busy professional corridor of desirable suburban neighborhood with immaculate landscaping in one of Sacramento's most sought-after corridors. It draws from nearby upscale neighborhoods and surrounding Retail/Business District.

This Facility is ideal even for a Specialty practice. It occupies approximately 1,751 square feet and consists of 6 fully equipped OPs, Reception area, Doctor's office, Business office, Sterilization and 2 Restrooms.

Full Price: \$75,000

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

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

We look forward to serving you

#EG-1257

WESTERN PRACTICE SALES / JOHN CAHILL ASSOCIATES

\$75,000

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: **5 yrs + 5-yr option** Expiration date: **June 2025**Rent per month **\$3,940.00/month** Common area, maintenance fees /taxes included? **Yes**If not included, current amount paid? Are utilities included? **Yes**Is the rent considered above, below or at fair market value? **Below Market**Type of Building: Condo Free-standing **Professional X** Retail CenterOffice Square footage: **~ 1,751 sf** Carpet? **Minimal** Air conditioning? **Yes**Number of fully equipped OPs: **6** Plumbed for additional OPs? **No**Reception area: **Yes** Dark room: **No** Doctor's office: **Yes** Lab: **No**Business office: **Yes** Restrooms: **Yes, 2** Sterilization: **Yes** Storage: **No**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): **Modern office w hardwood floors in attractive, well-maintained, single-story Professional building w ample parking in garden-like setting on busy corridor of desirable suburban neighborhood near Highway 50 and Watt Avenue**

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: **Fully renovated in 2006. Modern office for General or Specialty Dental. New Hardwood Floors in OPs with Computers wired and networked with existing Server throughout Office, Vacuum Pump and Air Compressor < 18 months old**

Average age of Equipment: **~ 15 yrs**Any equipment leases? **No** 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.