



## WESTERN PRACTICE SALES

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John M. Cahill Associates

### #EN-1269 *Facility* Sacramento, California

*This modern, inviting Facility is located in one of the most visible, high-traffic, busy Professional Complexes near a highly-desirable residential neighborhood! It is ideally situated just off Freeway 5, within close proximity to multiple high-volume, popular anchor stores and eateries! **Excellent space for a start-up or Relocation!** Word to the wise: Act fast on this one as it will not be available for long!*

The office is conveniently located in an attractive, well-maintained, single-story Professional building between two major thoroughfares in highly-desirable residential neighborhood, with easy free-way accessibility.

The office occupies approximately 1,650 square feet and consists of 3 fully equipped OPs, Reception area, Doctor's office, Business office, Sterilization, Darkroom, Lab, Storage, and Restroom.

***Full Price: \$195,000***

*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**

# EN-1269

WESTERN PRACTICE SALES / JOHN CAHILL ASSOCIATES

\$195,000

## 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:	2-year w/ 2-yr Option		Expiration date:	Nov 2021	
Do you share space with another dentist?	No				
Rent per month	2,800.00/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?	Below Market Value				
Type of Building:	Condo	Free-standing	Professional	Yes	Retail Center
Office Square footage:	~ 1,650 sq ft	Carpet?	No	Air conditioning?	Yes
Number of fully equipped OPs:	3	Plumbed for additional OPs?	No		
Reception area:	Yes	Dark room:	Yes	Doctor's office:	Yes
Business office:	Yes	Restrooms:	Yes	Sterilization:	Yes
Digital X-ray:	Yes	Cerec:	No	Laser:	No
		Intra-oral Camera:	Yes	3D Imager:	Yes

Description of office building, Location and attributes of practice (a brief description): **Located in one of the area's most visible, high-traffic, busy, and popular mixed-tenant Professional Complexes near a highly-desirable residential neighborhood, just off Freeway 5**

## 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:	New & modern approximately 1 yr	
Average age of Equipment:	~ 1 yr	
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.**