



WESTERN PRACTICE SALES

John M. Cahill Associates

EN-1276 *Facility* Roseville, California

Location, location, location! Be a part of this community of high growth which offers a thriving, diverse economy with something for everyone: young people starting out and those raising families, along with empty nesters and retirees! If you want visibility, this has it! If you want accessibility, look no further! *We are offering this remarkable turn-key opportunity, ideal to merge or move your existing patient base into!*

Centrally and conveniently located in an attractive, well-maintained, established popular Retail Shopping Center, just off I80 at the corner of two busy thoroughfares in a highly desirable Commercial/Retail corridor with excellent visibility and accessibility.

The office occupies approximately 3,000 square feet and consists of 6 fully equipped OPs with plumbing for 2 additional OPs, Reception area, Doctor's office, Business office, Sterilization, and 2 Restrooms.

Reduced! Now Only: \$50,000!
Call for Details

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-1276

WESTERN PRACTICE SALES / JOHN CAHILL ASSOCIATES

\$ 50,000

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	Expiration date:	2023		
Do you share space with another dentist?	No				
Rent per month	\$5,600.00/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	Retail Center	X
Office Square footage:	~ 3,000 sq ft	Carpet?	No	Air conditioning?	Yes
Number of fully equipped OPs:	6	Plumbed for additional OPs?	Yes, 2		
Reception area:	Yes	Dark room:	No	Doctor's office:	Yes
Business office:	Yes	Restrooms:	Yes, 2	Sterilization:	Yes
Digital X-ray:	No	Cerec:	No	Laser:	Yes
		Intra-oral Camera:	Yes	3D Imager:	Yes
Description of office building, Location and attributes of practice (a brief description):	Attractive, well-maintained, established popular Retail Shopping Center just off I80 at the intersection of two busy thoroughfares, with excellent visibility and accessibility				

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:

Average age of Equipment: ~ 10 – 15 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.