



WESTERN PRACTICE SALES

John M. Cahill Associates

#BN-1288 *Facility* San Ramon, California

Practice your best dentistry here in this immaculate, recently updated, modern, high-tech, fully digital, well-equipped, turn-key *Facility* located in one of the area's most sought-after premier business parks! Here's your opportunity to build your dental empire which awaits your talent and skills in this family-friendly community.

The office is conveniently located in an attractive, well-maintained, 2-story Medical/Dental Professional building complex, which is perfectly situated in the heart of the Tri-Valley professional corridor, with easy freeway accessibility, ample parking and good visibility.

The office occupies approximately 1,800 square feet and consists of 5 OPs, Reception area, Business Office, Doctor's office, Sterilization, Lab, Storage and Restroom.

Price Reduced! Now Only: \$175,000!

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

Timothy G. Giroux, DDS
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800.641.4179

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

We look forward to serving you

BN-1288

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: | 10 years | Expiration date: | Oct 31, 2025 | | |
| Rent per month | \$5,614.56/monthly | Common area, maintenance fees included? | Yes* | | |
| Taxes not included; current amount paid? | \$1,300/annually | Are utilities included? | Yes | | |
| Is the rent considered above, below or at fair market value? | Fair Market Value | | | | |
| Type of Building: | Condo | Free-standing | Professional | X | Retail Center |
| Office Square footage: | ~ 1,800 sq ft | Carpet? | Yes | Air conditioning? | Yes |
| Number of fully equipped OPs: | 5 | Plumbed for additional OPs? | No | | |
| Reception area: | Yes | Dark room: | No | Doctor's office: | Yes |
| Business office: | Yes | Restrooms: | Yes, 1 | 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): | Professional building complex with close proximity to large Shopping Center and easy freeway 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: **All equipment is regularly maintained and in good functioning condition**

Average age of Equipment: **~ 1 – 5 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.