



WESTERN PRACTICE SALES

John M. Cahill Associates

#DN-1285 *Endo/GD Facility* **Pleasanton, California**

***This opportunity is the perfect “turn-key”
Endodontic or General facility!***

Who doesn't want to live and work here? This community supports thriving home-grown innovation to Fortune 500 companies, from biotech firms to professional services, all within its highly educated population. Consistently ranked as “one of the best cities to live in”, one can certainly understand why! It's historic charming downtown, top school system, wide-open spaces, spectacular views, abundant recreational opportunities make it *an ideal place to live, work, practice and raise your family!*

The office is conveniently located in an attractive, well-established, well-maintained, single-story Professional building w/ ample parking. The office occupies approximately 1,000 square feet and consists of 2 fully equipped OPs and is plumbed for 1 additional OP w/ X-ray units in each OP, Reception area, Doctor's office, Sterilization, Storage, and Restroom.

~Two Purchase Options~

Equipped as an Endo Facility: \$95,000!

~ Or ~

Equipped as a General Dental Facility: \$75,000!

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

Timothy G. Giroux, DDS

John M. Cahill, MBA

Jon B. Noble, MBA

Edmond P. Cahill, JD

800.641.4179

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

We look forward to serving you

DN-1258

WESTERN PRACTICE SALES / JOHN CAHILL ASSOCIATES

PRACTICE 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 w/ 5-yr option		Expiration date:		
Do you share space with another dentist?	No				
Rent per month	\$2,400.00/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?					
Type of Building:	Condo	Free-standing	Professional	X	Retail Center
Office Square footage:	~ 1,000 sq ft	Carpet?	No	Air conditioning?	Yes
Number of fully equipped OPs:	2	Plumbed for additional OPs?	Yes, 1 additional		
Reception area:	Yes	Dark room:	No	Doctor's office:	Yes
Business office:	No	Restrooms:	Yes	Sterilization:	Yes
Digital X-ray:	Yes	Cerec:	No	Laser:	No
			No	Microscope	Yes
				3D Imager:	No
Description of office building, Location and attributes of practice (a brief description):					

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 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.