



WESTERN PRACTICE SALES

John M. Cahill Associates

#BN-1372 *Facility* San Ramon, California

Amazing Location with Enviably Visible

Don't miss your opportunity to build your dental empire with your talent and skills in this family-friendly community. This absolutely stunning and pristine turn-key *Facility* is located in one of the area's most sought-after Business centers, surrounded by multiple popular Retail giants!

Office is ideally and conveniently located in an attractive, well-maintained, modern 2-story mixed-tenant Professional building with ample parking and amazing visibility, at the corner of two major thoroughfares with easy access to 680 Freeway.

The office occupies approximately 623 square feet and consists of 2 OPs, Reception area, Doctor's office, Sterilization, Lab and Shared Restroom.

Full Price: \$95,000

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

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

We look forward to serving you

#BN-1372

WESTERN PRACTICE SALES / JOHN CAHILL ASSOCIATES

\$ 95,000

FACILITY INFORMATION SHEET

OFFICE SPACE & LEASE INFORMATION

Is the building/suite owned?	No	Is building available for purchase?	
Is the space leased?	Yes	Is lease renewable?	Yes
		Is lease assignable?	Yes
Term of Lease:	3 yrs remaining w/ 2 (two) 5-yr options		Expiration date: June 2025
Do you share space with another dentist?	No		
Rent per month	\$2,086 per month	Common area, maintenance fees /taxes included?	Yes
If not included, current amount paid?	N/A	Are utilities included?	Yes, water
Is the rent considered above, below or at fair market value?	Fair Market		
Type of Building:	Condo	Free-standing	Professional X Retail Center
Office Square footage:	~ 623 sq ft	Carpet?	No
		Air conditioning?	Yes
Number of fully equipped OPs:	2	Plumbed for additional OPs?	No
Reception area:	Yes	Dark room:	No
		Doctor's office:	Yes
		Lab:	Yes
Business office:	No	Restrooms:	Shared
		Sterilization:	Yes
		Storage:	No
Digital X-ray:	No	Cerec:	No
		Laser:	No
		Intra-oral Camera:	No
		3D Imager:	No
Description of office building, Location and attributes of practice (a brief description):	Attractive, well-maintained, modern, 2-story mixed Professional building w ample parking, excellent visibility & easy freeway accessibility (680)		

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 are regularly upgraded, updated and maintained, in good functioning condition ~ 10 yrs

Average age of Equipment: ~ 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.