



WESTERN PRACTICE SALES

John M. Cahill Associates

#EN-1379 *Facility* Yolo County Area, California

Office shares a 3-D Imager with the adjoining Suite

Imagine being able to set up your dental empire at this Facility in this environmentally-conscious community, one with an urban yet suburban atmosphere and diverse population, a place like no other! Live and practice in a small town within a short drive of the fast-paced, city vibes of Sacramento and San Francisco!

Office is conveniently located in a highly visible, easily accessible, attractive, well-maintained, single-story, free-standing building tucked among thriving businesses and commercial amenities on a busy intersection of a major thoroughfare in desirable neighborhood.

Office occupies approximately 1,100 square feet and consists of 5 fully equipped OPs, Reception area, Doctor's office, Sterilization, Lab, Storage and 2 Restrooms.

Full Price: \$125,000

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

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

We look forward to serving you

EN-1379

WESTERN PRACTICE SALES / JOHN CAHILL ASSOCIATES

\$125,000

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 w/ 2-yr options** Expiration date: **March 2023**Rent per month **\$ 3,386.00/month** Common area, maintenance fees /taxes included? **Yes**If not included, current amount paid? Are utilities included? **No**Is the rent considered above, below or at fair market value? **Fair Market Value**Type of Building: Condo **Free-standing X** Professional Retail CenterOffice Square footage: **~ 1,100 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** Lab: **Yes**Business office: **No** Restrooms: **Yes, 2** Sterilization: **Yes** Storage: **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): **Attractive, well-maintained, single-story, free-standing building w/ ample parking, located in a highly visible, easily accessible, busy intersection off major thoroughfare in bustling corridor of desirable, thriving neighborhood**

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: **~ 1 – 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.