



WESTERN PRACTICE SALES

John M. Cahill Associates

#BC-1386 *Facility* Hayward, California

Practice your best dentistry in this *fully updated Facility* conveniently located in an attractive, well-maintained, free-standing building near bustling Downtown w/ great shopping, new Residential buildings and public transportation close-by.

The office occupies approximately 1,500 square feet and consists of 5 fully equipped OPs, Reception area, Doctor's office, Business office, Sterilization, Lab, Storage, and 2 Restrooms.

Full Price: \$150,000

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

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

We look forward to serving you

BC-1386

WESTERN PRACTICE SALES / JOHN CAHILL ASSOCIATES

\$150,000

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:	August 2023		
Rent per month	\$ 5,039.00/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 Rent				
Type of Building:	Condo	Free-standing	X	Professional	Retail Center
Office Square footage:	~ 1,500 sf	Carpet?	No	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, 2	Sterilization:	Yes
Digital X-ray:	Yes	Cerec:	No	Laser:	No
Intra-oral Camera:	Yes	3D Imager:	No		
Description of office building, Location and attributes of practice (a brief description):	Fully updated, Basement for storage, convenient Downtown location w/ new residential buildings and BART close-by				

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: **New laminate floors, paint, All equipment are regularly maintained, updated and upgraded and in good functioning condition**

Average age of Equipment: ~ 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.