



WESTERN PRACTICE SALES

John M. Cahill Associates

#BN-1402 *Facility* Hayward, California

Amazing opportunity awaits a *Specialty Dentist* in this desirable Alameda County neighborhood. Seller is relocating to expand and is leaving behind this *fully equipped Facility* at this *proven successful location!* Establish, build and provide your best dentistry in this enviable *modern* Facility here!

Office is conveniently located in an attractive, well-maintained, easily accessible, single-story Retail Shopping Center with busy foot traffic, offering high street visibility and ample parking in desirable, mixed residential-commercial neighborhood. *Be the only dentist serving the Hayward Hills, with a population of approximately 12,700 with a median income household of \$120k.*

Corner Suite occupies approximately 1,530 square feet and consists of 2 fully equipped Ops + 2 additional without patient dental chairs, Reception area, Doctor's office, Business office, Sterilization, Lab, Storage, and 2 Restrooms.

Asking 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

#BN-1402**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: **3 additional Renewal Options** Expiration date: **Oct 2024**Do you share space with another dentist? **No**Rent per month **\$3,861.01/month** Common area, maintenance fees /taxes included? **Yes**If not included, current amount paid? **N/A** Are utilities included? **No, Water only**Is the rent considered above, below or at fair market value? **Below Market**Type of Building: Condo Free-standing Professional **Retail Center X**Office Square footage: **~ 1,530 sf** Carpet? **No** Air conditioning? **Yes**Number of fully equipped OPs: **2 (fully) + 2 w/o patient dental chairs** Plumbed for additional OPs? **No**Reception area: **Yes** Dark room: **No** Doctor's office: **Yes** Lab: **Yes**Business office: **Yes** Restrooms: **Yes, 2** Sterilization: **Yes** Storage: **Yes**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): **Corner unit in an attractive, well-maintained, popular, busy, single-story Retail Shopping Center w/ high street visibility, ample parking in desirable mixed commercial/residential 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: **2013: Leasehold Improvements, All Equipment are regularly upgraded, updated, maintained and in good functioning condition to produce your best dentistry here**Average age of Equipment: **~ Since 2013** 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.**