



## WESTERN PRACTICE SALES

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John M. Cahill Associates

### #DC-1405 *Facility* Livermore, California

Get ready to perform your best dentistry in this move-in ready Facility set up for success at this proven location!

The office is conveniently located in an attractive, well-maintained, long-established, free-standing Medical/Dental Professional building on busy corridor in desirable neighborhood.

The office occupies approximately 1,850 square feet and consists of 4 fully equipped OPs, 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

#DC-1405	WESTERN PRACTICE SALES / JOHN CAHILL ASSOCIATES	\$150,000
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**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:	10 yrs	Expiration date:	October 2023		
Do you share space with another dentist?	N/A				
Rent per month	\$ 4,850.00/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				
Type of Building:	Condo	Free-standing	X	Professional	Retail Center
Office Square footage:	~ 1,850 sq ft	Carpet?	No	Air conditioning?	Yes
Number of fully equipped OPs:	4	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:	No	3D Imager:	No
Description of office building, Location and attributes of practice (a brief description):	Attractive, well-maintained, free-standing Medical/Dental Professional building on busy corridor of desirable 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:	Paint, Flooring, Countertops, All Equipment is regularly updated, upgraded, maintained and in good functioning condition.				
Average age of Equipment:	~ 8 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.