



WESTERN PRACTICE SALES

John M. Cahill Associates

#DG-1411 *Facility* San Jose, California

Cozy *turn-key Facility* exudes a comfortable feeling for patients as they enter this office with everything in great functioning condition and large Storage Space in Basement. Build your empire here at this proven location in this vibrant, cultural and diverse Silicon Valley community!

Attractive, well-maintained, highly-visible, single-story Medical-Dental Professional building ideally located on busy thoroughfare with lots of foot traffic, within walking distance from public transportation.

Office occupies approximately 1,000 square feet and consists of 2 fully equipped OPs + room for additional OP, Reception, Doctor's office, Business Office, Darkroom, Lab, Storage, and 2 Restrooms.

Asking Price: \$68,000

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

Timothy G. Giroux, DDS

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- Honesty
- Integrity
- Professionalism
- Experience

We look forward to serving you

#DG-1411	WESTERN PRACTICE SALES / JOHN CAHILL ASSOCIATES	\$68,000
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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-yr	Expiration date:	June 2025		
Do you share space with another dentist?	No				
Rent per month	\$2,350.00/month	Common area, maintenance fees /taxes included?	Yes		
If not included, current amount paid?	N/A	Are utilities included?	No		
Is the rent considered above, below or at fair market value?	Below Market				
Type of Building:	Condo	Free-standing	Professional	X	Retail Center
Office Square footage:	~ 1,000 sf	Carpet?	No: Laminate wood flooring	Air conditioning?	Yes
Number of fully equipped OPs:	2	Plumbed for additional OPs?	No, Room for additional Op		
Reception area:	Yes	Dark room:	Yes	Doctor's office:	Yes
Business office:	Yes	Restrooms:	Yes, 2	Sterilization:	No
Storage:	Yes	Digital X-ray:	No	Cerec:	No
		Laser:	No	Intra-oral Camera:	Yes
		3D Imager:	No		
Description of office building, Location and attributes of practice (a brief description):	Ideal location, highly visible, single-story Medical-Dental Professional building on busy thoroughfare with lots of foot traffic, within walking distance to nearby hospital and public transportation.				

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 maintained, updated, upgraded and in good functional condition				
Average age of Equipment:	~ 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.