



WESTERN PRACTICE SALES

John M. Cahill Associates

#DC-1409 *Facility* Dublin, California

Proven Success with Amazing Location and Enviably Accessible

Don't miss your opportunity to build your dental empire in this clean, functional, thoughtfully-designed for efficiency **Facility**. This modern, high-end, turn-key **Facility** is centrally located in the middle of the city in an attractive, well-maintained Retail Shopping Center in the Tri-Valley corridor. The popularity and bustling activity of the center generates good foot traffic flow and excellent visibility.

Modern, high-end office served patients well and efficiently. Office is ~1,662 square feet with 5 OPs, Reception area, Doctor's office, Sterilization, Lab, Storage and 2 Restrooms.

Asking Price: \$250,000

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

Timothy G. Giroux, DDS

John M. Cahill, MBA

Jon B. Noble, MBA

Edmond P. Cahill, JD

800.641.4179 info@westernpracticesales.com

● **Honesty** ● **Integrity** ● **Professionalism** ● **Experience**

We look forward to serving you

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:	November 2025		
Do you share space with another dentist?	N/A				
Rent per month	\$ 6,505.00/month	Common area, maintenance fees /taxes included?	No		
If not included, current amount paid?	Are utilities included?		Yes, Water		
Is the rent considered above, below or at fair market value?	Fair Market Value				
Type of Building:	Condo	Free-standing	Professional	Retail Center	X
Office Square footage:	~ 1,662 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
Business office:	No	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 & attributes of practice (brief description):	Centrally located in the middle of the city, attractive, well-maintained, modern, busy, popular Retail Shopping Center bustling w activity & foot traffic, ample parking, excellent visibility in the Tri-Valley corridor w easy freeway accessibility				

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: Modern, high-end, pristine. All Equipment is regularly upgraded, updated, maintained and in good functioning condition, all < 14 yrs.			
Average age of Equipment:	< 14 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.