



WESTERN PRACTICE SALES

John M. Cahill Associates

#BC-520 Downtown Hayward, California Facility Only

If your desire is to deliver excellent dental care, then we have this excellent 'Starter Practice' opportunity for you!

The office is conveniently located in an easily accessible, highly visible, attractive, free standing, single story building w/ plenty parking, off major thoroughfare in residential neighborhood.

The office occupies approximately 1,500 square feet and consists of 4 fully equipped ops plus one additional plumbed, digital x-ray in 3 operatories, Reception area, Doctor's office, Business office, Sterilization, Lab, Basement Storage and 2 Restrooms.

Full Price: \$65,000

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

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

We look forward to serving you

PRACTICE INFORMATION SHEET

Type of Practice: **Facility Only** Reason for Selling: **Relocating**

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 year + one (1) five (5) year option renewal** Expiration date: **July 31, 2018**

Do you share space with another dentist? **No**

Rent per month: **\$3,710/month** Common area/maintenance fees /taxes included? **Yes**

If not included, current amount? Are utilities included? **No**

Is the rent considered above, below or at fair market value? **Fair Market Value**

Type of Building: Condo **Free-standing** **X** Professional Retail Center

Office Square footage: **~1,500 sq. ft.** Carpet? **Yes** Air conditioning? **Yes**

Number of fully equipped ops: **4** Plumbed for additional ops? **1**

Reception: **Yes** Dark Room: **No** Doctor's Office: **Yes** Lab: **Yes**

Business Office: **Yes** Restrooms: **Yes, 2** Sterilization: **Yes** Storage: **Yes**

Laser: **Yes** Digital X-ray: **Yes** Intra-oral Camera: **Yes** Cerec: **No**

Description of office building, Location and attributes of practice (a brief description): **Free standing building w/ a 250 sq. ft. basement. Great, Downtown Area, in heart of new developments, close to Bart Station.**

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: **Painted a year ago.**

Average age of Equipment: **5 – 15 years old** Any equipment leases? **No**

Equipment is right/left-handed/convertible? **Right Handed**

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.