



## WESTERN PRACTICE SALES

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John M. Cahill Associates

### #DG-519 *Facility* Santa Clara, California

*Don't miss out on this "Move-in Ready" Santa Clara dental facility*

Conveniently located in a busy Professional Retail space, this office has a crisp, clean curb appeal and ample parking in the desirable bustling downtown neighborhood, in this community whose goal is to promote and enhance a living and working environment which allows for the best quality of life.

Just north of San Jose, it is a culturally and economically diverse "super community". This "Mission City" is also best known for Santa Clara University and home of the new Levi's Stadium and the San Francisco 49ers!

The spacious office occupies approximately 2,240 square feet and consists of 6 fully equipped ops, Reception area, Doctor's office, Business office, Sterilization, Dark room, Lab, Storage and Restroom.

***Full Price: \$115,000***

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

Timothy G. Giroux, DDS  
Jon B. Noble, MBA

John M. Cahill, MBA  
Edmond P. Cahill, JD

**800.641.4179**

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

**We look forward to serving you**

# DG-519

WESTERN PRACTICE SALES / JOHN CAHILL ASSOCIATES

\$115,000

**PRACTICE INFORMATION SHEET****OFFICE SPACE & LEASE INFORMATION**

Is the building/suite owned?	<b>No</b>	Is building available for purchase?	<b>No</b>			
Is the space leased?	<b>Yes</b>	Is lease renewable?	<b>Yes</b>	Is lease assignable?	<b>Yes</b>	
Term of Lease:	<b>5-yr option x 5</b>	Expiration date:	<b>October 2016</b>			
Rent per month	<b>\$8,214.00</b>	Common area, maintenance fees /taxes included?	<b>Yes</b>			
If not included, current amount?	<b>N/A</b>	Are utilities included?	<b>Yes, Water, Trash, Maintenance, Electricity</b>			
Is the rent considered above, below or at fair market value?	<b>Above Market Value</b>					
Type of Building:	Condo	Free-standing	Professional	<b>Retail Center</b>	<b>X</b>	
Office Square footage:	<b>2,240 sf</b>	Carpet?	<b>Partial</b>	Air conditioning?	<b>Yes</b>	
Number of fully equipped ops:	<b>6</b>	Plumbed for additional ops?	<b>No</b>			
Reception area:	<b>Yes</b>	Dark room:	<b>Yes</b>	Doctor's office:	<b>Yes</b>	Lab: <b>Yes</b>
Business office:	<b>Yes</b>	Restrooms:	<b>Yes</b>	Sterilization:	<b>Yes</b>	Storage: <b>Yes</b>
Laser:	<b>No</b>	Digital X-ray:	<b>Yes</b>	Intra-oral Camera:	<b>Yes</b>	Cerec: <b>No</b>
Description of office building, Location and attributes of practice (a brief description):	<b>Clean, professional retail space with ample parking in desirable downtown neighborhood, with close proximity to Santa Clara University</b>					

**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:

Average age of Equipment: ~ 5 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.**