



WESTERN PRACTICE SALES

JOHN M. CAHILL ASSOCIATES

#A-8941
San Francisco, California
Facility Only

Culture, diversity, location, visibility are only some of the attributes of this **SPECTACULAR** office and carry on a grand tradition of delivering quality dental care in this new facility. Don't miss a beat as you step in and put your talent and skills to work.

The office is conveniently located in the heart of San Francisco's Mission District. Mixed with commercial and residential neighborhood w/ good visibility and easy accessibility. The office occupies approximately 900 square feet and consists of 2 fully equipped ops plus 1 plumbed operatory, Reception area, Doctor's office, Business office, Sterilization, Dark room, Restroom.

~~**Full Price: \$85,000**~~
Price Reduced to: \$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

#A-8941**WESTERN PRACTICE SALES / JOHN CAHILL ASSOCIATES****\$65,000****PRACTICE INFORMATION SHEET****OFFICE SPACE & LEASE INFORMATION**

Type of Practice:	General Facility	Reason for Selling:	
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 years + (2) 5 years options	Expiration date:	April 30, 2013
Do you share space with another dentist?	No		
Rent per month:	\$2,100	Are utilities included? If yes, which?	All included
Any common area fees?	One parking spot included in total rent per month.		
Who pays Taxes & Insurance?	Dr. pays for own insurance and pays a portion of the increase in property tax. (less than \$100 per year, usually)		
Is the rent considered above, below or at fair market value?	Fair market		
Office Square footage:	Approx. 900	Carpet?	No Air conditioning? Yes
Number of fully equipped ops:	2	Plumbed for additional ops?	1
Reception area:	Yes	Dark room:	Yes Doctor's office: Yes Lab: Yes
Business office:	Yes	Restrooms:	Yes Sterilization: Yes Storage: Yes
Description of office building, Location and attributes of practice (a brief description):	Medical & Dental Professionals, Many shops along Mission Street, easy accessible in prime location		

EQUIPMENT & LEASEHOLDS

Describe age and characteristics of leasehold improvements:	All equipment is in working order and in very good condition. 1 year old laminate wood floor, custom sterilization operatory.
Average age of Equipment:	Most is 6 years old, but in excellent cosmetic and working condition
Any equipment leases?	No Equipment is right/left-handed/convertible? Right-handed / Convertible
Is there an IRS lien on your practice?	No

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.