



WESTERN PRACTICE SALES

John M. Cahill Associates

#B-9851
San Ramon, California
Facility Only

This remarkable opportunity will not wait for the hesitant buyer! Location, location, location! Nestled in a desirable neighborhood, this state-of-the-art general dental office is in the Tri-Valley Region and is awaiting your talent and skills! Seller is leaving behind all the equipment and leasehold improvements which include all the bells and whistles you would expect in a modern dental office that would cost twice as much to duplicate!

This office located in a highly visible, easily accessible, attractive, well-maintained, two-story shopping center located on major thoroughfare. The office occupies approximately 1,700 square feet and consists of 3 fully equipped ops and 2 additional plumbed ops w/ cabinetry but no chair & delivery system, a 'quiet room', all operatories plumbed for nitrous oxide, Reception area, Doctor's office, Business office, Sterilization, Lab, Dark Room, Storage and Restroom.

Full Price: \$219,000

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

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► **Honesty** ► **Integrity** ► **Professionalism** ► **Experience**

We look forward to serving you

#B-9851**WESTERN PRACTICE SALES / JOHN CAHILL ASSOCIATES****\$219,000****PRACTICE 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 years + one 5 year option		Expiration date:	April 2016	
Rent per month:	\$4,735/month	Common area/ maintenance fees / taxes included?	\$907		
If not included, current amount?	\$200	Are utilities included? If yes, which?	No		
Is the rent considered above, below or at fair market value?	Fair Market Value				
Office Square footage:	1,700 sq. ft.	Carpet and Tile	Yes	Air conditioning?	Yes
Number of fully equipped ops:	3	Plumbed for additional ops?	2		
Reception area:	Yes	Dark room:	Yes	Doctor's office:	Yes
Business office:	Yes	Restrooms:	Yes, 2	Sterilization:	Yes
Lab:	Yes				
Storage:	Yes				
Description of office building, Location and attributes of practice (a brief description):	Building 22 years old, Plenty of Parking				

EQUIPMENT & LEASEHOLDS

Describe age and characteristics of leasehold improvements:

Dental equipment and leaseholds were purchased approximately 10 years ago. All networking and IT infrastructure was updated less than 5 years ago. All equipment has been kept in very good condition and is made by top tier manufacturers (Pelton, Gendex, Midmark, etc.)

Average age of Equipment:

Any equipment leases?	No	Equipment is right/left-handed/convertible?	Convertible
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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.