



WESTERN PRACTICE SALES

John M. Cahill Associates

#BG-029 *Facility* Antioch, California

Expect to pay more but be pleasantly surprised with this spacious office, which would cost more than our asking price to duplicate!

Do your best dentistry in this *sparkling* facility in an attractive, 2-story, free-standing mixed Professional complex, surrounded by numerous business amenities in desirable commercial neighborhood, adjacent to large residential neighborhood and popular shopping mall on busy major cross-streets w/ excellent street signage and ample parking.

Beautifully built-out with office needs to be seen to be appreciated!

This 1,650 sq. ft. office consists of 5 equipped ops, Reception area, Doctor's office, Business office, Sterilization, Dark room, Lab, Storage and Restroom.

Call for a complete list of equipment and details

Full Price: ~~\$80,000~~

REDUCED!! NOW ONLY \$65,000

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

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

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Edmond P. Cahill, JD

800.641.4179

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

We look forward to serving you

#BG-029**WESTERN PRACTICE SALES / JOHN CAHILL ASSOCIATES****\$65,000****PRACTICE INFORMATION SHEET****OFFICE SPACE & LEASE INFORMATION**

| | |
|--------------------------------------------------------------|------------------------------------------------------------------------|
| Is the building/suite owned? No | Is the space shared with another dentist? No |
| Is the space leased? Yes | New Lease to be negotiated by Buyer |
| Type of Building: Condo | Free-standing Professional X Retail Center |
| Any common area fees? Yes | |
| Are utilities included? No | If yes, which? |
| Is the rent considered above, below or at fair market value? | |
| Office Square footage: 1,650 sq. ft. | Carpet? Yes Air conditioning? Yes |
| Number of fully equipped ops: 5 | Plumbed for additional ops? No |
| Reception area: Yes | Dark room: Yes Doctor's office: Yes Lab: Yes |
| Business office: Yes | Bathrooms: Yes Sterilization: Yes Storage: Yes |
| Laser: | Digital X-ray: Intra-oral Camera: Cerec: |

Description of office building, Location and attributes of practice (a brief description): **Modern, attractive, adobe style Dental Professional building on major thoroughfare & busy cross streets, adjacent to residential neighborhood, close to shopping mall w/ easy freeway accessibility**

EQUIPMENT & LEASEHOLDS

| | |
|-------------------------------------------------------------------------------------------------------------|----------------------------------------------------------|
| Describe age and characteristics of leasehold improvements: Modern, Attractive Professional Building | |
| Average age of Equipment: ~15 years | |
| Any equipment leases? No | Equipment is right/left-handed/convertible? Right |
| Pegboard or Computer? Computer | What type of Computer? |
| What kind of Software? | |

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.