



## WESTERN PRACTICE SALES

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John M. Cahill Associates

### #D-845 *Facility* San Jose, California

Carry on the strong tradition and philosophy of delivering quality dental treatment in this facility. Expect to pay more but be pleasantly surprised with this attractive office w/ traditional décor. Get ready to create your success story here!

Conveniently located in a well-maintained, highly visible, easily accessible, single-story building in Retail Plaza w/ various businesses in desirable neighborhood, it occupies approximately 2,080 square feet and consists of 5 fully equipped ops w/ plumbing for an additional op, Reception area, Doctor's office, Lab, Business office, Sterilization, Storage and 2 Restrooms.

*Call for a complete list of equipment and details.*

~~*Full Price: \$150,000*~~

***PRICE REDUCED! NOW ONLY \$79,000***

*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**

**#D-845****WESTERN PRACTICE SALES / JOHN CAHILL ASSOCIATES****\$79,000****PRACTICE INFORMATION SHEET****OFFICE SPACE & LEASE INFORMATION**

Is the building/suite owned?	<b>No</b>	Is building available for purchase?	<b>N/A</b>		
Is the space leased?	<b>Yes</b>	Is lease renewable?	<b>Yes</b>	Is lease assignable?	<b>N/A</b>
Term of Lease:	<b>Open To Negotiation</b>		Expiration date:	<b>N/A</b>	
Rent per month:	<b>\$4,700.00/month</b>	Are utilities included?	<b>All except electrical</b>		
Any common area fees?	<b>~ \$1,568</b>	Who pays Taxes & Insurance?	<b>Landlord</b>		
Is the rent considered above, below or at fair market value?	<b>Fair Market Value</b>				
Office Square footage:	<b>2,080 sq. ft.</b>	Carpet?	<b>Yes</b>	Air conditioning?	<b>Yes (dual)</b>
Number of fully equipped ops:	<b>5</b>	Plumbed for additional ops?	<b>Yes (1)</b>		
Reception area:	<b>Yes</b>	Dark room:	<b>Yes</b>	Doctor's office:	<b>Yes</b>
Business office:	<b>Yes</b>	Restrooms:	<b>Yes, 2</b>	Sterilization:	<b>Yes</b>
Description of office building, Location and attributes of practice (a brief description):	<b>Highly visible, attractive, single-story Retail Plaza building in desirable neighborhood w/ accessibility to freeway and public transportation</b>				

**EQUIPMENT & LEASEHOLDS**

Describe age and characteristics of leasehold improvements:

**Large, airy office w/ 5 ops, 2 chairside x-ray units & panoramic x-ray unit, built in 1995**Average age of Equipment: **~ 6 - 14 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.**