



WESTERN PRACTICE SALES

John M. Cahill Associates

#D-960 *Facility only* San Jose, California

This is an excellent opportunity for new grads or a dentist looking to establish satellite office with minimal start-up costs wishing to practice in the vibrant Silicon Valley. Expect to pay more but be pleasantly surprised with this spacious office which would cost more than our asking price to duplicate! Carry on the strong tradition and philosophy of delivering quality dental treatment in this facility w/ *reasonable rent and great lease with opportunity to purchase condo suite also!*

Established for approximately 3 years, this beautiful office is conveniently located in the South San Jose area next to highly dense residential housing and conveniently located next to the Alma DMV and other professional centers. The suite occupies approximately 1,158 square feet and consists of 3 fully equipped ops, Reception area, Doctor's office, Business office, Sterilization, Dark room, Lab and Restroom.

~~Full Price: \$118,000~~

PRICE REDUCED! \$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

#D-960**WESTERN PRACTICE SALES / JOHN CAHILL ASSOCIATES****\$65,000****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 yrs w/ (2) 5-yr options		Expiration date:		
Rent per month:	~ \$,2442.00/month	Are utilities included? If yes, which?	NO		
Any common area fees?	NO	Who pays Taxes & Insurance?	Landlord		
Is the rent considered above, below or at fair market value?	Full Market Value				
Office Square footage:	1,158 sq. ft.	Carpet?	Wood	Air conditioning?	Yes
Number of fully equipped ops:	3	Plumbed for additional ops?	No		
Reception area:	Yes	Dark room:	Yes	Doctor's office:	Yes
Business office:	Yes	Restrooms:	Yes	Sterilization:	Yes
Storage:	Yes				
Description of office building, Location and attributes of practice (a brief description):	Professional Office Center				

EQUIPMENT & LEASEHOLDS

Describe age and characteristics of leasehold improvements:

Seller is consolidating with office approximately 10 miles north of Facility.**Possible small patient base available, to be discussed**

Average age of Equipment:	Remodel ~ 3 yrs. old.				
Any equipment leases?	No	Equipment is right/left-handed/convertible?	Right		
What type of computer?	PC	What software?	EasyDental		
Is software transferable?	Yes, Transfer Fee to be paid by Buyer				

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.