



## WESTERN PRACTICE SALES

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John M. Cahill Associates

### **#D-967 *Facility only*** **San Jose, California**

A fully equipped facility is hard to come by in the Silicon Valley, especially one with in a prime location, excellent visibility and easy accessibility, on a major thoroughfare, in a highly desirable neighborhood. Consider this your opportunity and calling to sink down roots, put your talent and skills to shine here and build your success in this location! ***Brand new, busy market next door naturally generates traffic flow, creating new walk-in patients contributing to increased growth!***

Like new, this beautiful scratch-start office is conveniently located in a busy and attractive Prime Shopping Center. The suite occupies approximately 1,600+ square feet and consists of 4 fully equipped ops, Reception area, Doctor's office, Business office, Sterilization, Dark room, Lab and Restroom.

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

***Seller Motivated - Now Only: \$75,000***

***Seller Financing Available to Qualified Buyer with 10% Down!***

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

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**800.641.4179**

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

**We look forward to serving you**

**#D-967****WESTERN PRACTICE SALES / JOHN CAHILL ASSOCIATES****\$75,000****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>Yes</b>
Term of Lease:	<b>5 yrs w/ 5-yr option</b>		Expiration date:	<b>November 2015</b>	
Rent per month:	<b>\$4,369.40/month</b>	Are utilities included? If yes, which?	<b>No</b>		
Any common area fees?	<b>Included in Rent</b>		Who pays Taxes & Insurance?	<b>Tenant</b>	
Is the rent considered above, below or at fair market value?	<b>Market Value</b>				
Office Square footage:	<b>1,600+ sq. ft.</b>	Carpet?	<b>Yes</b>	Air conditioning?	<b>Yes</b>
Number of fully equipped ops:	<b>4</b>	Plumbed for additional ops?	<b>No</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</b>	Sterilization:	<b>Yes</b>
Storage:	<b>Yes</b>				
Description of office building, Location and attributes of practice (a brief description):	<b>Prime Shopping Center</b>				

**EQUIPMENT & LEASEHOLDS**

Average age of Equipment:	<b>~ 5 yrs.</b>				
Any equipment leases?	<b>No</b>	Equipment is right/left-handed/convertible?	<b>Right</b>		
What type of computer?	<b>Dell</b>	What software?	<b>Daisy</b>		
Is software transferable?	<b>Yes, Transfer Fee to be paid by Buyer</b>				

**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.**