



## WESTERN PRACTICE SALES

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John M. Cahill Associates

### #E-1018 *Facility* Folsom, California

Do your best dentistry in this *sparkling* facility in an attractive, multi-story, free-standing Medical/Dental Professional building, surrounded by numerous business amenities in desirable commercial neighborhood on busy major thoroughfare w/ excellent street signage and ample parking. Expect to pay more but be pleasantly surprised with this spacious office, which would cost *more* than our asking price to duplicate!

Office occupies approximately 2,305 square feet of 5 fully equipped ops, Reception area, Business office, Private office, Sterilization, Lab, Storage and 2 Restrooms (outside office), Digital x-ray and Cerec Machine.

*~Landlord Very Open to Negotiation on Lease!~*

*Call for a complete list of equipment and details*

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

*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**

**#E-1018****WESTERN PRACTICE SALES / JOHN CAHILL ASSOCIATES****\$150,000****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: **3 yrs.** **Expiration date:**Type of Building: **Condo** Free-standing **Yes** Professional **Yes** Retail CenterRent per month **\$5,094.05/mon -negotiable** Common area/maintenance fees /taxes included? **Yes**Are utilities included? **Building maintenance, trash, water, sewer**

Is the rent considered above, below or at fair market value?

Office Square footage: **~ 2,305 sq. ft.** Carpet? **Yes** Air conditioning? **Yes**Number of fully equipped ops: **5** Plumbed for additional ops? **No**Reception area: **Yes** Dark room: **No** Doctor's office: **Yes** Lab: **Yes**Business office: **Yes** Restrooms: **Yes, 2** Sterilization: **Yes** Storage: **Yes**Laser: **No** Digital X-ray: **Yes** Intra-oral Camera: **Yes** Cerec: **Yes**Description of office building, Location and attributes of practice (a brief description): **Spacious, beautiful facility in desirable neighborhood on bustling, major thoroughfare in town****EQUIPMENT & LEASEHOLDS**Describe age and characteristics of leasehold improvements: **Spacious w/ modern equipment**Average age of Equipment: **~ 1 – 8 yrs.**Any equipment leases? **No** Equipment is right/left-handed/convertible? **Right**Pegboard or Computer? **Computer** **What type of Computer?**What kind of Software? **Dentrix** Is software transferable? **Yes**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.**

