

FIRST CHOICE PRACTICE SALES, INC.
a California Corporation (01916111)

STAND ALONE BUILDING!
STREETSIDE!
PARKING LOT IN THE BACK!

FIRST CHOICE PRACTICE SALES, INC.

Phone: (949) 548-4559 • Fax: (949) 548-0525 • www.firstchoicedds.com

LISTING # 20 – 234 PRICE \$: \$1,399,000 A/R'S: none
LOCATION: Van Nuys Est. POPULATION:
DESCRIPTION: # of Ops: # Not Plumbed: Sq. Ft. 3,082 total (1400/1700)

COMMENTS: The improvements consist of a single-story multi-tenant medical office building totaling approximately 3,082 square feet of medical space on a 8,246 square feet parcel. There are currently 12 parking spaces available on site in a gated, private parking lot in the back with direct access to the units.

The subject property is best suited for a medical owner/user looking to occupy a portion of the space (approximately 1,700 square feet, 55% of the building) while retaining the current tenant (which occupies approximately 1,400 SF), providing the ability to reduce overall occupancy cost.

The current space has 7 possible dental exams rooms, 4 of which are plumbed. The dental practice currently takes 1,000 sq ft of the 1,700 available and the front portion of that building has a month to month tenant taking approximately 700 sq ft. This building has 2 separate entrances for each suite but could be combined into one larger unit.

Lot size is 8,246 sq ft and structure was built in 1951.

Both tenants are month to month with the 1,400 sq ft tenant paying \$1,235 per month and the 700 sq ft tenant paying \$500 per month.



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REGISTRATION AGREEMENT – CONFIDENTIALITY

IMPORTANT: Please fax back this form to obtain the office location and financial data @ 949-548-0525

In consideration of **FIRST CHOICE PRACTICE SALES INC.**, hereinafter called **FIRST CHOICE**, supplying me with confidential information concerning the following businesses, or any other businesses to which you may otherwise introduce me, I agree to use such confidential information obtained only for purposes of evaluation to purchase. I further agree not to divulge such information to others, except to secure professional advice. **I further agree not to directly contact the owner, employees, landlord, suppliers or disturb any business relationship which includes requesting a position as an associate or asking for permission to visit the practice during practice hours of the seller without first obtaining seller's permission through FIRST CHOICE PRACTICE SALES, INC.**

Should I, or anyone to whom I have introduced those confidential business listings that you previously presented to me, purchase or acquire an interest in any of those businesses, I agree to conduct all negotiations through your office. I further understand that the seller will be responsible for the payment of the commission to **FIRST CHOICE PRACTICE SALES**. I further understand and agree that if I should purchase all or any portion, lease, become an associate of or come into possession of the business through direct negotiations with the seller and without **FIRST CHOICE's** involvement, within one year from date hereof, then a commission is due **FIRST CHOICE** and I will assume responsibility for the payment of that commission.

The commission referred to above is ten percent (10%) of the total purchase price or \$12,500, whichever is greater. Should any controversy arise as a result of this agreement, **FIRST CHOICE** and I hereby agree to have the matter settled by and under the rules of the American Arbitration Association without the necessity of a court order. All rights of discovery allowed by law may be used and the prevailing party shall be entitled to actual attorney fees and costs. Any decision shall be final and binding upon myself and **FIRST CHOICE**.

NO AGENCY RELATIONSHIP IS CREATED BY SIGNING THIS AGREEMENT.

Listing No. 20 – 234

Location Van Nuys

Accepted and Agreed to:

Signature

Agent

Print Name

Print Name

Date

Date

Address

P. O. Box 8445
Newport Beach, CA 92660
(949) 548-4559

City Zip

Phone (Circle One: Mobile/Home/Business)

E-mail Address

Any additions or deletions to this page other than information we have requested will void your request and we will not provide any additional information. Thank you.

PLEASE FAX BACK TO: 949 548-0525