

# FIRST CHOICE PRACTICE SALES, INC.

a California Corporation (01916111)

## SELLER RETIRED! LOW RENT! GREAT SPACE!

### FIRST FLOOR WITH GREAT PARKING & WINDOW OPS!

#### LEASEHOLD SALE

|                   |           |                     |          |                    |       |
|-------------------|-----------|---------------------|----------|--------------------|-------|
| <b>LISTING #:</b> | 25 - 556  | <b>PRICE:</b>       | \$49,000 | <b>A/R'S:</b>      | None  |
| <b>LOCATION:</b>  | Santa Ana | <b>ESTABLISHED:</b> | Jun-05   | <b>POPULATION:</b> | Mixed |

|                   |        |   |         |         |         |    |       |    |
|-------------------|--------|---|---------|---------|---------|----|-------|----|
| <b>FACILITIES</b> | Ops    | 3 | X-rays  | Digital | CBCT    | No | Laser | No |
|                   | Chairs | 3 | Sensors | 1       | Scanner | No | Mill  | No |
|                   | Other  |   |         |         |         |    |       |    |

|                  |       |           |      |            |       |     |         |  |
|------------------|-------|-----------|------|------------|-------|-----|---------|--|
|                  | Size  | 821 sq ft | Rent | \$3,100 MG | Term  | NEW | Options |  |
| <b>COMPUTERS</b> | Front |           | OPS  |            | Other |     | OS      |  |

|                 |          |      |         |      |         |      |         |      |
|-----------------|----------|------|---------|------|---------|------|---------|------|
| <b>SOFTWARE</b> | Practice | None | Imaging | None | Patient | None | Billing | None |
|-----------------|----------|------|---------|------|---------|------|---------|------|

|                  |  |
|------------------|--|
| <b>MARKETING</b> |  |
|------------------|--|

|                 |                                                                                                                                                                                                                                                                                                                                                                                |
|-----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>COMMENTS</b> | Seller is retiring now and giving his charts to a local dentist/friend. Has had long career in this location. Landlord will write new lease. Seller will take computers, scaler and instruments and leave sensor. Building has great parking and practice is first floor. Great area on the border of Costa Mesa near South Coast Plaza. <b><u>Make a great deal here!</u></b> |
|-----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

Phone: (949) 548-4559 • Fax: (949) 548-0525 • [www.firstchoicedds.com](http://www.firstchoicedds.com)

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