

# FIRST CHOICE PRACTICE SALES, INC.

a California Corporation (01916111)

**LOW RENT! \$1,950 TOTAL!**  
**RECENTLY REMODELED! LOOKS GREAT!**  
**GREAT PARKING & SIGNAGE!**

## LEASEHOLD SALE - NO PATIENT CHARTS

|                   |           |                     |              |                    |       |
|-------------------|-----------|---------------------|--------------|--------------------|-------|
| <b>LISTING #:</b> | 25 - 342  | <b>PRICE:</b>       | \$39,999 OBO | <b>A/R'S:</b>      | None  |
| <b>LOCATION:</b>  | Riverside | <b>ESTABLISHED:</b> |              | <b>POPULATION:</b> | Mixed |

|                   |        |     |         |           |         |       |       |    |
|-------------------|--------|-----|---------|-----------|---------|-------|-------|----|
| <b>FACILITIES</b> | Ops    | 3+1 | X-rays  | 3 Progeny | CBCT    | Space | Laser | No |
|                   | Chairs | 3   | Sensors | None      | Scanner | No    | Mill  | No |
|                   | Other  |     |         |           |         |       |       |    |

|                  |       |               |      |               |       |     |         |     |
|------------------|-------|---------------|------|---------------|-------|-----|---------|-----|
|                  | Size  | 850 sq ft +/- | Rent | \$1,950 total | Term  | NEW | Options | NEW |
| <b>COMPUTERS</b> | Front |               | OPS  |               | Other |     | OS      |     |

|                 |          |  |         |  |         |  |         |  |
|-----------------|----------|--|---------|--|---------|--|---------|--|
| <b>SOFTWARE</b> | Practice |  | Imaging |  | Patient |  | Billing |  |
|-----------------|----------|--|---------|--|---------|--|---------|--|

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

|                 |   |  |  |  |  |  |  |  |
|-----------------|---|--|--|--|--|--|--|--|
| <b>COMMENTS</b> | Dentist retired and landlord selling equipment and leaseholds. Nice end unit on the street that is newly remodeled. Incredible rent and large parking lot. Additional 350 sq ft space for expansion if new tenant desires. One additional room can be plumbed easily to add 4th op. This is a great area of Riverside for dentistry! Perfect for a specialist or someone looking to start or relocate to a lower rent facility. Equipment included, 3 dental units, 3 newer Progeny x-ray heads, vacuum, compressor. <b><u>Seller would refer specialty patients to you! \$1,000 for the first 6 months then \$1,950 total!</u></b> |  |  |  |  |  |  |  |
|-----------------|---|--|--|--|--|--|--|--|

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