

# FIRST CHOICE PRACTICE SALES, INC.

a California Corporation (01916111)

## SELLER OUTGREW! MAJOR RETAIL CENTER!

### DREAM LOCATION FOR WALK-IN BUSINESS!

#### LEASEHOLD SALE

<b>LISTING #:</b>	26 - 269	<b>PRICE:</b>	\$99,000	<b>A/R'S:</b>	None
<b>LOCATION:</b>	La Mirada	<b>ESTABLISHED:</b>		<b>POPULATION:</b>	Mixed

<b>FACILITIES</b>	<b>Ops</b>	4	<b>X-rays</b>	2 fixed	<b>Pano</b>	Digital	<b>Laser</b>	No
	<b>Chairs</b>	4	<b>Sensors</b>	1	<b>Scanner</b>	No	<b>Mill</b>	No
	<b>Other</b>							

<b>Size</b>	1,400 +/-	<b>Rent</b>	\$8,000 total	<b>Term</b>	1+	<b>Options</b>	No
-------------	-----------	-------------	---------------	-------------	----	----------------	----

<b>COMPUTERS</b>	<b>Front</b>		<b>OPS</b>		<b>Other</b>		<b>OS</b>	
------------------	--------------	--	------------	--	--------------	--	-----------	--

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

<b>MARKETING</b>	NA							
------------------	----	--	--	--	--	--	--	--

**COMMENTS** Seller moving to larger facilities. Very large retail center busy 7 days per week. Landlord ready to negotiate new lease. Sale includes 4 dental units, dentist and assistant stools, 2 fixed x-ray units, digital panorex, wall monitors, vacuum, compressor, lobby furniture. Heavy daily foot traffic in this shopping center. Heart of La Mirada surrounded by families!

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

ALL INFORMATION PROVIDED SUBJECT TO BUYER VERIFICATION – BROKER MAKES NO WARRANTIES