

This is an Equipment and Leasehold Sale Only

Separate from the Building for Sale

Seller is available Tuesdays and Wednesdays 10am to 5pm
24 hour notice to show

Reason for Sale:
Separation from Partnership

OWNER/DOCTOR PROFILE:

Dr Mai Pham, DDS
Graduated Class of 2013 from Tufts University
Owner of this business since 2022 after purchasing the practice that had been in business since 1980.

DETAILS:

1308 sf of Office space/equipment
Number of Operators: 3 plumbed & equipped
Current lease:
Base \$2950 per month
HOA \$412.80 includes trash, landscaping and parking
CAM \$60.00 per month
Electricity \$113.80 per month
Water \$80.00 per month
Waste Water \$34.12 per month
Property Taxes \$590.05
(Lease is NNN with all expenses passed through)
Current lease expires 2027

Average age of equipment - - 12 years
Computer Operating System - - Eagle Soft
Patients Gifted - - YES

EQUIPMENT INVENTORY:

RECEPTION:

1 Sofa
2 Chairs
2 Lamps
Pictures
Plants
Water Dispenser
Tables
4 Sony TVs

FRONT OFFICE:

2 Desks
2 Calculators
6 Filing Cabinets
8 Chairs
1 Shredder
1 Table

FRONT OFFICE (Cont'd):

5 Dell Computer/PCs
6 Monitors (1 Sharp, 5 Asus)
6 Dell Keyboards
Laptop
1 Epson Printer
1 Elavon Credit Card System
1 Panasonic Telephone System
Dental Software

STERILIZATION ROOM:

Computer
6 Monitor (1 Sharp, 5 Asus)
6 Dell Keyboards
Laptop
3 Ultrasonic (1 Brasseler) (2 Dentsply)
Triad
Cleaning Unit
1 Autoclave
2 Compressor
1 Vacuum System

PRIVATE OFFICE:

1 Desk
1 Bookcase
2 Filing Cabinets
2 Chairs
Shredder
1 Phone
1 Dell Computer
1 Dell Monitor

BREAK ROOM:

1 Table
Chairs
Time Clock
Staff Lockers
Refrigerator
Microwave

BUSINESS AREA:

Computer PC
Monitor
Keyboard
Laptop
Printer
Credit Card Machine

LABRATORY:

Lathe
Automatic X Ray Developer
1 Vibrator
Vacuum Mixer
Model Trimmer
Lathe

CONSULTATION ROOM:

Desk
Chairs
Phone
Computer PC
Monitor
Keyboard
Laptop
Printer

OPERATORY 1:

1 Dental Chair
1 Delivery System
1 Light
1 Xray
2 High Speed Hand Pieces - Dentsply Sirona
Low Speed Hand Pieces
Electric Hand Pieces
Mobile Cart
1 Cavitron - Brasseler
1 Curing Light
1 Intra Oral Camera - Mouth Watch
Amalgamator
Air Abrasion Unit
1 Sony Television
1 Computer PC
1 Monitor
1 Keyboard
Laptop
1 Dental Stool
1 Assistant Stool

OPERATORY 2:

1 Dental Chair
1 Delivery System
1 Light
1 Xray
2 High Speed Hand Pieces = Dentsply Sirona
Low Speed Hand Pieces
Electric Hand Pieces

OPERATORY 2 (Cont'd):

Mobil Cart
1 Cavitron - Dentsply
1 Curing Light
1 Intra Oral Camera - Mouth Watch
Amalgamator
Air Abrasion Unit
1 Television
1 Computer PC
1 Monitor
1 Keyboard
Laptop
1 Dental Stool
1 Assistant Stool

OPERATORY 3:

1 Dental Chair
1 Delivery System
1 Light
Xray
6 High Speed Hand Pieces
1 Low Speed Hand Pieces
Electric Hand Pieces
1 Mobile Cart
1 Cavitron - Brasseler
1 Curing Light
1 Intra Oral Camera - Mouth Watch
Amalgamator
Air Abrasion Unit
1 Sony Television
1 Computer PC
1 Monitor
1 Keyboard
Laptop
1 Dental Stool
1 Assistant Stool

OTHER:

1 Security System - ADT
4 Security Cameras
1 Alarm System - ADT

The Buyer understands that the LEASE is a separate transaction from the Business and that the LEASE and the BUSINESS are to be negotiated and discussed independently of one another.