



TURTON
COMMERCIAL REAL ESTATE

**7141 FAIR OAKS BLVD
CARMICHAEL, CA**

DENTAL OFFICE BUILDING | OWNER/USER OR INVESTMENT | FOR SALE
\$250,000 PRICE DROP!

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THE OPPORTUNITY

± 4,941

RSF

\$3,000,000

PURCHASE PRICE

TURN-KEY

DENTAL OFFICE

5 YEARS

LEASE REMAINING

TURN-KEY DENTAL BUILDING OWNER/USER OR INVESTMENT OPPORTUNITY IN CARMICHAEL

This remarkable investment opportunity in Carmichael, CA, presents a perfect scenario for both investors and established dentists seeking a future home for their practice. This turn-key dental building boasts a spacious 4,941 square feet and offers a secure investment with a 5-year lease already in place.

GUARANTEED RETURN ON INVESTMENT:

- **Stable Income Stream:** Enjoy a consistent and reliable income stream throughout the lease term, with a well-established tenant already occupying the space.
- **Prime Location Advantage:** Carmichael's growing population ensures continued demand for dental services, making this a sound long-term investment.

OWN AND OCCUPY OPPORTUNITY:

- **Future Flexibility:** As the lease nears its end, capitalize on the chance to seamlessly transition the space into your dream dental practice, eliminating the need for construction or build-out delays.
- **Own Your Space:** Invest in your future by owning the building you operate from. This not only fosters stability but also offers potential tax benefits and equity-building opportunities.

MOVE-IN READY CONVENIENCE:

- **Turn-Key Design:** The meticulously designed space features modern dental infrastructure, ready to accommodate a variety of dental practices.
- **Minimize Disruption:** Existing tenants often maintain the property well, ensuring a smooth transition for future owner-occupants.



BEYOND THE BUILDING:

- **Carmichael's Charm:** This desirable Sacramento suburb offers a thriving community and a family-friendly atmosphere, ideal for attracting patients.
- **Accessibility and Growth:** The property's convenient location ensures easy patient access, with ample parking available. Carmichael's continued growth potential bodes well for future value appreciation.

This turn-key dental building presents a unique opportunity to secure a stable investment or lay the foundation for your future dental practice or as a perfect long term investment for your real estate portfolio.

Note: The current tenant, Western Dental, has an expiring lease, with no options July 31, 2029.

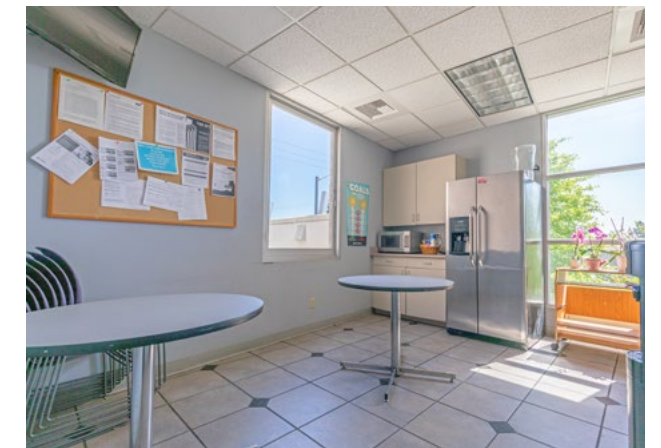
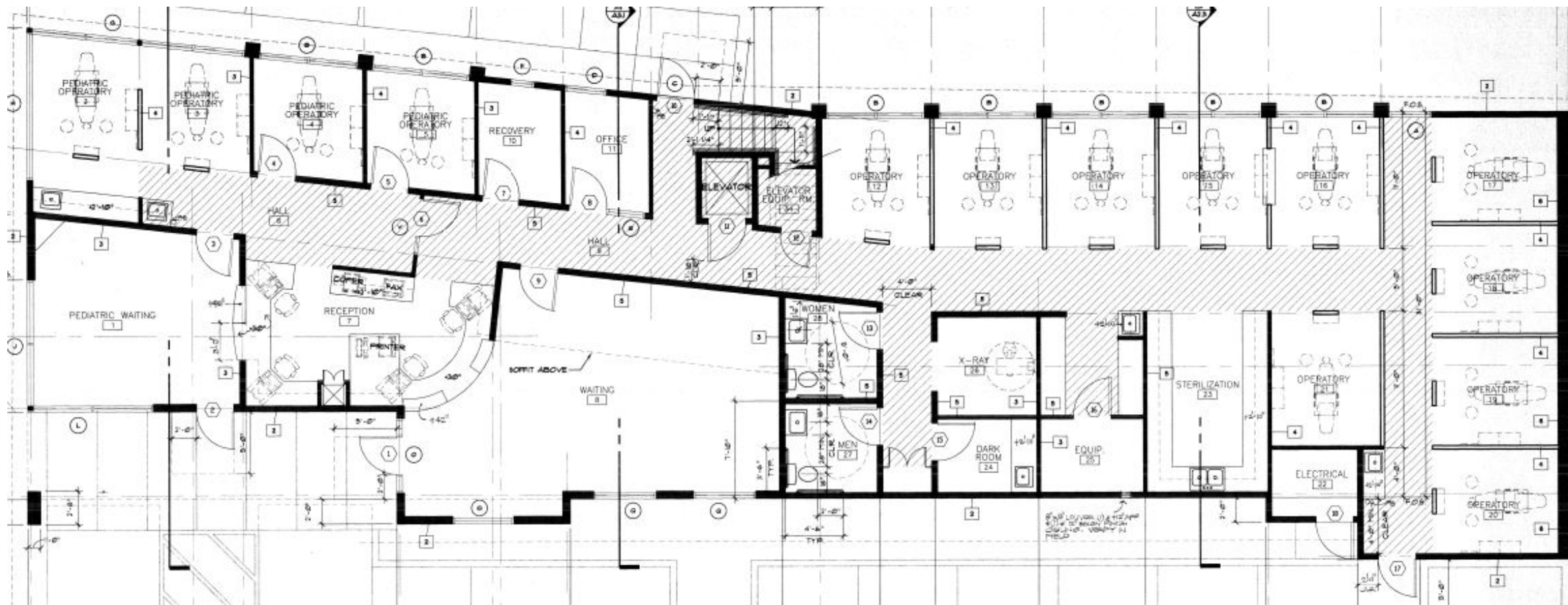


PROPERTY DETAILS

Address: 7141 Fair Oaks Blvd, Carmichael, 95608
APN: 257-0180-072
County: Sacramento County
Building Size: ± 4,941 SF
Building Type: Medical / Dental Building
Stories: One (1)
Parcel Size: ± 18,366 SF
Year built: 2000
Zoning: SPA
Current Lease Expiration: 7/31/2029
Options to Renew: None

FLOOR PLAN

± 4,941 SF BUILDING SIZE



ECONOMICS

REVENUE

Address	Tenant	Size	Expiration	Base Rent Per Mo	Base Rent Per Year MG
7141 Fair Oaks Blvd	Western Dental	4,941	7/31/2029	\$18,912.18	\$226,946.12
	Base Year Passthrough			\$1,778.13	
Subtotal		4,941		\$20,690.31	\$248,283.66

EXPENSES

Item	Per Month	Per Year
Transaction Fee	\$0.00	\$0.00
Business Tax	\$0.00	\$0.00
CAM Expense	-\$282.32	-\$3,387.86
Insurance Expense	\$210.04	\$2,520.43
Janitorial Expense	\$136.58	\$1,639.00
Landscaping & Groundkeeping	\$508.33	\$6,100.00
Property Security	\$600.00	\$7,200.00
Repairs & Maintenance	\$978.16	\$11,737.96
Taxes - Property	\$3,460.32	\$41,523.84 <small>*NOTE: BASED ON DISPOSITION PRICE OF \$3,000,000</small>
Subtotal	\$5,611.11	\$67,333.37
Net Operating Income		\$180,950.29



7141 FAIR OAKS BLVD



CARMICHAEL

THRIVE IN CARMICHAEL: A COMMUNITY WHERE DENTISTRY FLOURISHES

Carmichael, a vibrant suburb situated within the Sacramento region, offers a perfect setting for your dental practice or medical/dental investment. This charming community fosters a strong sense of connection, making it an ideal location to build a loyal patient base.

Investing in a dental building in Carmichael means becoming part of a thriving community. This desirable location, coupled with the building's exceptional features, presents a remarkable opportunity to establish a successful and enduring dental practice.

POPULAR RESTAURANTS & AMENITIES NEAR 7141 FAIR OAKS BLVD (NOT ALL ARE MENTIONED HERE):

Ace Hardware	Dollar Tree	Incredible Pets	Pho House	Starbucks
Baskin-Robbins	Dunkin'	In Shape Family Fitness	Rite Aid	Stretch Lab
Bel Air	Dutch Bros Coffee	Jack in the Box	River City Brewing	The UPS Store
Best Friends Pet Hotel	El Chacuaco Taqueria	Jamba Juice	Round Table Pizza	Tim's Music
Burger King	Fair Game Retro	La Bou Bakery & Cafe	Safeway	TOGO's
Burger Shack	Fast Cat Coffee	La Sierra Community Center	Sana Market	Tugboat Fish & Chips
Cantina Azteca	Ghiotto Artisan Gelato	Lido Cafe & Bakery	San Juan Unified School	USPS
Carmichael Park	Goodwill	Mesa Mercado	District	Wells Fargo
Carmichael Recreation	I Love Pie Bakeshop	Palette Cakes	Smart & Final	Wellness Salt Cave



FAMILY-FRIENDLY FOCUS:

- Carmichael boasts a reputation for excellent schools and a family-oriented atmosphere. This translates into a consistent demand for quality dental services, particularly pediatric dentistry and orthodontics.

STRATEGIC LOCATION:

- Situated just northeast of Sacramento, Carmichael offers convenient access to a wider patient pool while maintaining a close-knit community feel.
- The area's excellent transportation infrastructure ensures easy patient commutes, with ample parking readily available in the vicinity of the property.

BEYOND DEMOGRAPHICS:

- **Quality of Life:** Carmichael residents enjoy a high quality of life, with access to parks, recreational facilities, and a variety of local businesses. This translates into a community that values preventative healthcare and prioritizes dental wellness.
- **Economic Stability:** Carmichael's strong economy fosters a stable patient base with the ability to invest in their dental health.

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