

FOR SALE | TURNKEY DENTAL PRACTICE — ESTABLISHED 10 YEARS

Own Your Practice from Day One

1866 B Street, Hayward, CA 94541

Fully Built-Out Dental Suite | All Equipment & Phone Systems In Place | Move-In Ready

\$50,000

Complete Practice & Equipment Package

Building Purchase Optional

Lease from Seller — or Buy the Building (\$1,900,000)



■ **Skip the \$300,000–\$500,000 Build-Out.** A comparable new dental build-out in the Bay Area typically costs \$300K–\$500K in construction, permitting, and equipment — and takes a year or more. This suite is operational today for \$50,000.

■ Fully Equipped Suite

4 fully equipped chairs, 3 wall-mounted X-ray units, compressor & vacuum, cabinetry throughout.

■ Systems In Place

Phone systems, server & computers installed and operational — see patients from day one.

■ 10-Year Established Location

Known dental address with a decade of community recognition in a proven medical corridor.

■ Gated Corner Lot | 20+ Parking

Abundant gated patient parking — a rarity for dental locations in the East Bay.

■ Flexible Occupancy

Seller owns the building and will negotiate a lease on the dental suite — buying real estate is not required.

■ 64-Panel Rooftop Solar

Large solar system offsets the building's electric expenses, lowering occupancy costs.

■ TWO WAYS TO OWN

Option 1 — Buy the Practice, Lease the Suite

Purchase the complete practice and equipment package for \$50,000 and negotiate a lease directly with the seller/building owner. Lowest cost of entry into practice ownership — no real estate commitment.

Option 2 — Buy the Practice + the Building

Acquire the entire 3-unit building for \$1,900,000. Occupy the dental suite while two established medical tenants (\$9,946.70/mo in place) help cover your mortgage. Practice may be rolled into the purchase price. **Ask me how this property can qualify for an SBA loan with as little as 10% down.**

■ INCLUDED IN THE PRACTICE PACKAGE — \$50,000

Item	Qty	Approx. Age	Notes
Dental Chairs (fully equipped units)	4	~10 years	Functional condition
Wall-Mounted X-Ray Units	3	~10 years	Functional condition
Dental Compressor & Vacuum System	1 ea	~10 years	Shared systems — stay with building
Phone Systems, Server & Computers	Full	~10 years	Installed and operational
Cabinetry / Built-In Cabinets	Full Suite	—	Wall and floor cabinets throughout

Practice offered at \$50,000 — sold separately from the building; may be rolled into a building purchase upon negotiation. ~1,240 SF dental suite, vacant at close. Buyer to verify all items during due diligence.

Paul Zinchik

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Dental Practice Opportunity | 1866 B Street,
Hayward, CA 94541 | July 2026

The information contained herein has been obtained from sources believed reliable. All projections and estimates are for discussion purposes only. Buyer to independently verify all information prior to closing.