



**COLDWELL
BANKER
COMMERCIAL**

CBS

FOR SALE

SALON FOR SALE

\$29,500

West End
Billings, MT 59101

AREA

Well established, turn-key hair salon for sale at \$29,500. Prime west end location boasting 19,000 cars per day. Currently 5 out of 8 booths are rented at \$450/booth. 2 private rooms perfect for a nail tech or aesthetician are available for rent to add an additional \$900/mo of income. Sale includes all furniture, fixtures & equipment to make for a truly turn-key business. Recent upgrades include new flooring, new paint and new washer & dryer.

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BUSINESS FOR SALE

Nathan Matelich
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SALON FOR SALE

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SALE

PROPERTY OVERVIEW

Are you a successful hair stylist or nail tech looking to own your own business? This is the perfect opportunity for you! Give us a call and find out what it's like to never have to pay booth rent again, enjoy a consistent stream of walk-in clients due to excellent location & top google reviews, find out what it's like to have passive income from booth rentals and best of all OWN your own business.

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**Sale includes business only, no real estate included.



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CURRENT INCOME AND EXPENSES

Booth Rental Income	\$32,400/yr
Lease Payments	-\$19,500/yr
Utilities	-\$4,200/yr
NET INCOME	\$8,700/YR

POTENTIAL INCOME AT FULL CAPACITY

	TABLE TITLE
Potential Booth Rental Income	\$54,000/yr
Lease Payments	-\$19,500/yr
Utilities	-\$4,200/yr
POTENTIAL NET INCOME	\$30,300/YR



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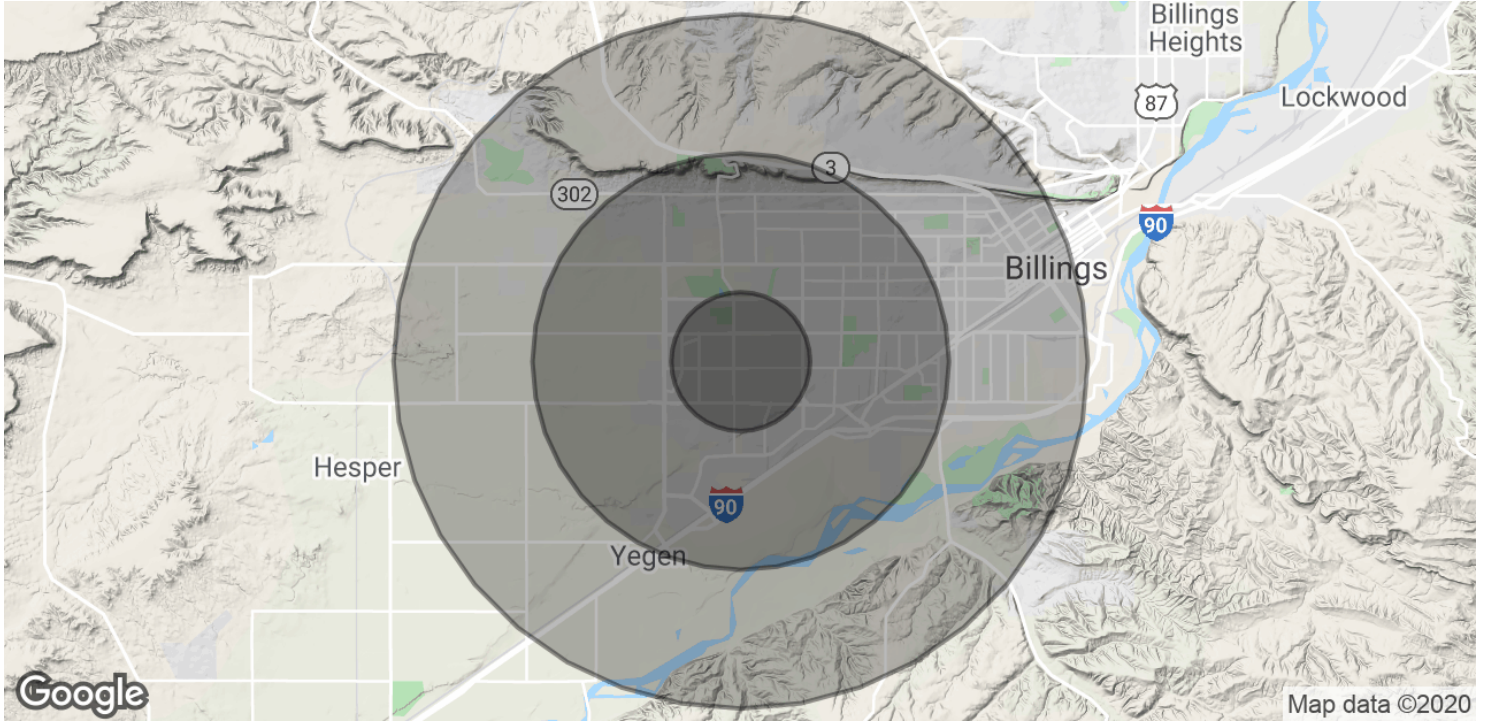
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SALON FOR SALE

West End, Billings, MT 59101

SALE



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,410	49,495	82,786
Average age	37.3	41.5	39.1
Average age (Male)	34.2	39.1	36.9
Average age (Female)	38.3	43.1	41.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,006	22,174	36,677
# of persons per HH	2.1	2.2	2.3
Average HH income	\$53,844	\$62,090	\$62,115
Average house value	\$151,846	\$197,613	\$203,352

* Demographic data derived from 2010 US Census

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