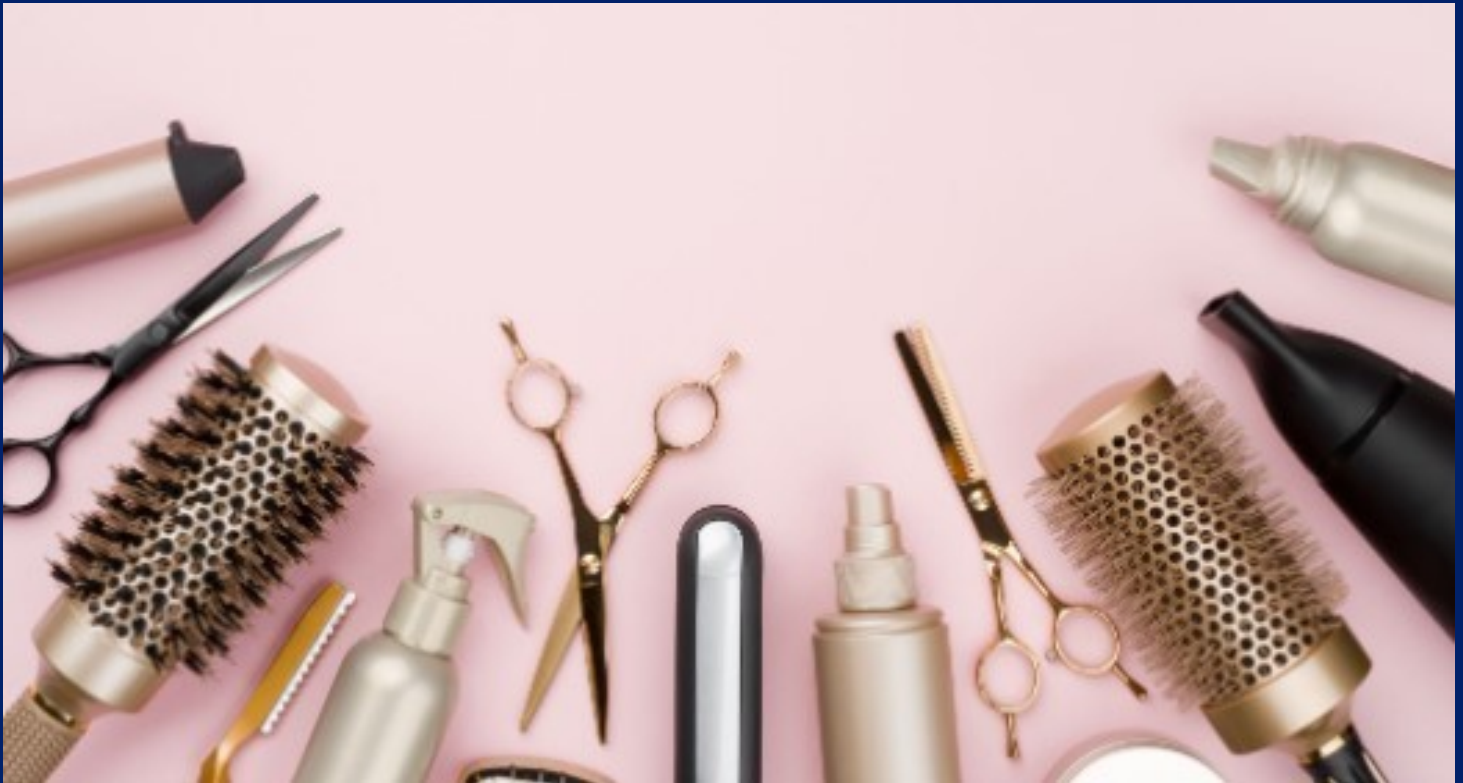


SALE

SALON/TANNING BUSINESS

Billings, MT



SALE PRICE

\$189,000

Shaylee Green

O: 406 656 2001 | C: 406 208 7723

shaylee@cbcmontana.com



**COLDWELL BANKER
COMMERCIAL**
CBS

SALE

SALON/TANNING BUSINESS

Billings, MT



OFFERING SUMMARY

Sale Price: \$189,000

PROPERTY OVERVIEW

Salon/Tanning Business
Great location, revenue, all beds owned.
MUST SIGN NDA

PROPERTY HIGHLIGHTS

- *Well established business started 40 years ago
- *Current location since 2006
- *20 booth rents - \$200-\$550 month
- *5,000 sf lease - \$3716 month + utilities lease
- *14 tanning beds – 100% owned (Base beds, High Pressure, Red light)
- *Seller takes \$2,000 month W-2
- *Seller works 9-3, takes Fridays for errands.
- *Hours – 9am-8pm M-TH, 9am-7pm Friday, 10am-5pm Sat, 11am-4pm Sun
- *4.4 star reviews on google
- *Website, logo, and Facebook page transfers

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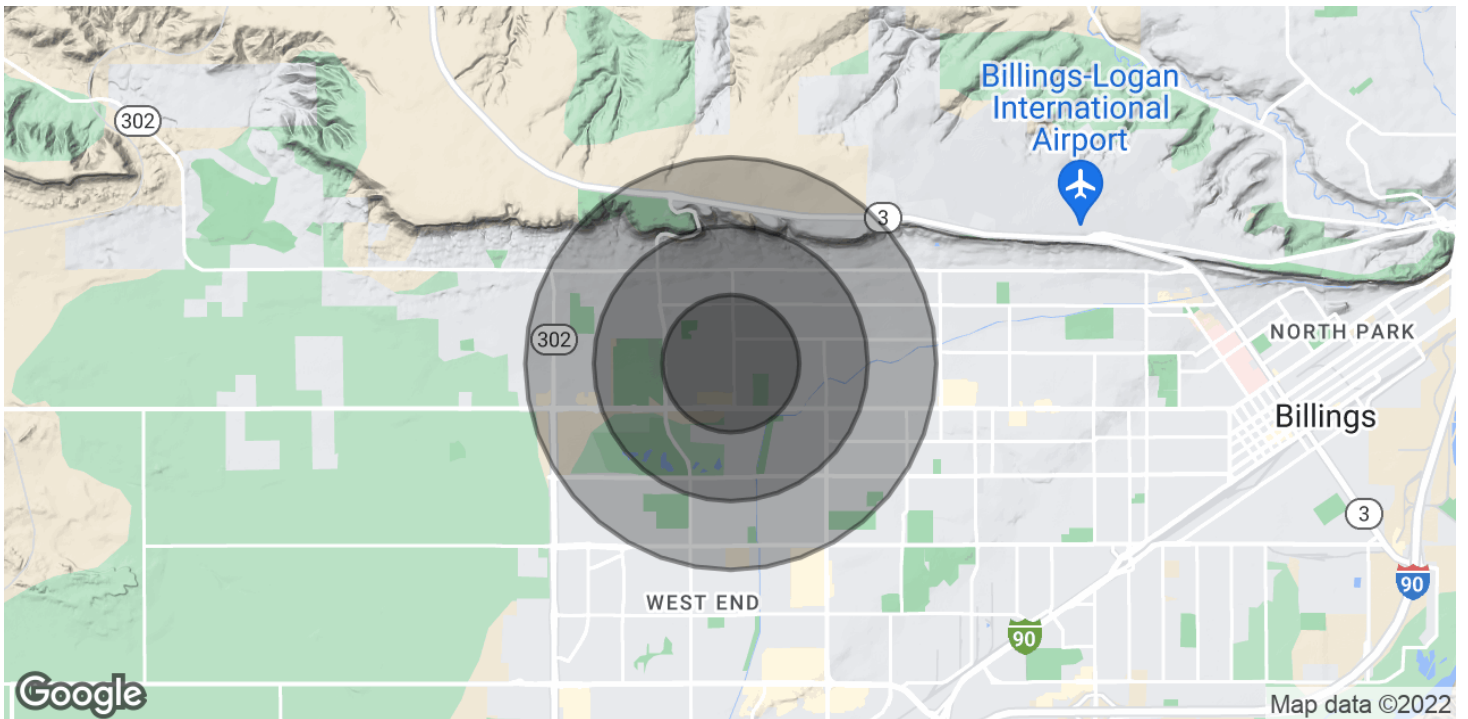


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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	2,480	10,289	21,020
Average Age	53.5	47.1	45.0
Average Age (Male)	51.0	45.4	44.2
Average Age (Female)	56.9	48.5	45.9

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	1,262	4,824	9,555
# of Persons per HH	2.0	2.1	2.2
Average HH Income	\$81,520	\$87,506	\$94,087
Average House Value	\$269,658	\$266,885	\$269,523

* Demographic data derived from 2020 ACS - US Census

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SHAYLEE GREEN

Comm Sales Associate

shaylee@cbcmontana.com

Direct: 406.656.2001 | Cell: 406.208.7723

PROFESSIONAL BACKGROUND

Shaylee grew up in Billings, MT and has spent most of her life taking advantage of the amazing outdoor activities Montana has to offer, such as kayaking, rafting, snowboarding, riding dirt bikes, and camping in her RV with her 5 beautiful and very spunky children.

Because Shaylee loves people and economics she excels in Real Estate and has successfully completed over 150 transactions and has extensive knowledge of investment grade properties. Shaylee carries an average of 16-20 listings for sale and lease on a monthly basis. Shaylee joined Coldwell Banker Commercial after realizing that her true passion is commercial real estate. Because Shaylee does what she loves, she feels like she will never have to "work" another day in her life. She is proud to be the only female on the Coldwell Banker Commercial team in an advanced career field and wishes to pioneer the way for other women who want to make a huge, positive impact in their community.

Volunteer work: Single Mothers, Nursing homes, Veterans, Third World countries, Disaster relief.

- "I work hard so I can be generous, as others have been generous to me." Shaylee Green

EDUCATION

Shaylee Studied Theology at Yellowstone Christian College and Completed an A.A. in Christian studies with a minor in Humanities. She then moved on to Study Elementary Education at MSU in Billings.

MEMBERSHIPS

She is a Nationally licensed Realtor. She is a Broker and is a Certified Commercial Investment Manager (CCIM) designee. This designation is the equivalent of a masters degree in commercial real estate. CCIM's are experts at minimizing your risk, maximizing your ROI, and optimizing the value of your real estate.

RECENT TRANSACTIONS

- \$3,000,000 in sales first twelve months.
- Accumulated \$18,000,000 +/- in total sales.
- Accumulated 1,507,200 sf leased retail, office, and industrial.
- Billings Athletic Club - \$1,000,000
- Whalen Tire - \$1,165,000
- 23 Unit Multifamily - \$850,000 and numerous Mobile home parks.
- Land sales - 7 ac commercial park, 4-15 acres industrial land, 10-20 ac recreational
- Land, 1 ac Downtown parcel.
- Estate sales including 6+ family members. 4 transactions.
- Phillips 66, Brand Safeway, Lavish Salon Studios, Magic City Casino, 777 Fitness,
- Sissies Cleaning, Thrivent Financial, Polar Services,
- Businesses sold - Montana Beauty Institute, Rae Rae's Bakery, Reliable Water Services, Brookstone Monument, J-Wash Carwash.

CBS

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