

SALE

SALON BUSINESS

2010 Grand Ave Billings, MT 59102

SALE PRICE REDUCED TO \$30,000



**COLDWELL BANKER
COMMERCIAL**
CBS

Nathan Matelich, CCIM

406 781 6889

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PROPERTY DESCRIPTION

This grade A listing is a beautiful, bright, and fresh 1,300 square foot salon. Convenient and centrally located mid-town in desirable and booming Billings, Mt.

No detail was left unturned, it has everything you need and more. Established in 2012 and completely renovated in 2020; makes this reputable business the perfect turn key opportunity without the hassle or any of the hefty costs associated with those of a ground zero build out which also includes the expense of branding a name.

The salon currently has capacity to accommodate seven independent contractors. Six sleek hair stations occupy the main floor; which all include a large leaning mirror, tall white cabinet with drawers, shelving, apron hook, tool holder, and black hydraulic chair. The back area boasts a large completely enclosed private room. There are three luxurious wash behind shampoo units with adjustable sink basins, 2 hooded hair dryers with cozy processing chairs underneath, a complimentary coffee-water-tea bar for customer enjoyment, spacious retail shelving, comfortable open-concept waiting area, on site Samsung high efficiency stackable washer/dryer set, fridge/freezer and microwave, surround sound with Bluetooth capability throughout, elegant upgraded drop tile ceiling, cabinets, storage, and organization galore.

Other amenities included in the lease are: snow removal, security cameras, lighting throughout exterior; including signage lighting, hired landscaping for spring & fall clean up; including a tall black planter decorated for each season, convenient garbage disposal just out the back door, paid water expenses, and not to mention the insane amount of foot traffic and excellent street visibility.

With floor to ceiling windows along the entire front wall and upgraded recessed lighting and fixtures this space has all the sought after bright and open feel you'll desire. A private parking lot with ample amount of space to accommodate everyone. All the convenient amenities, timeless colors, modern fixtures, high-quality furniture, accent walls, decor, meticulous details, and cleanliness in this space will be sure to have you and all your guests feeling very comfortable, relaxed, pampered and refreshed.

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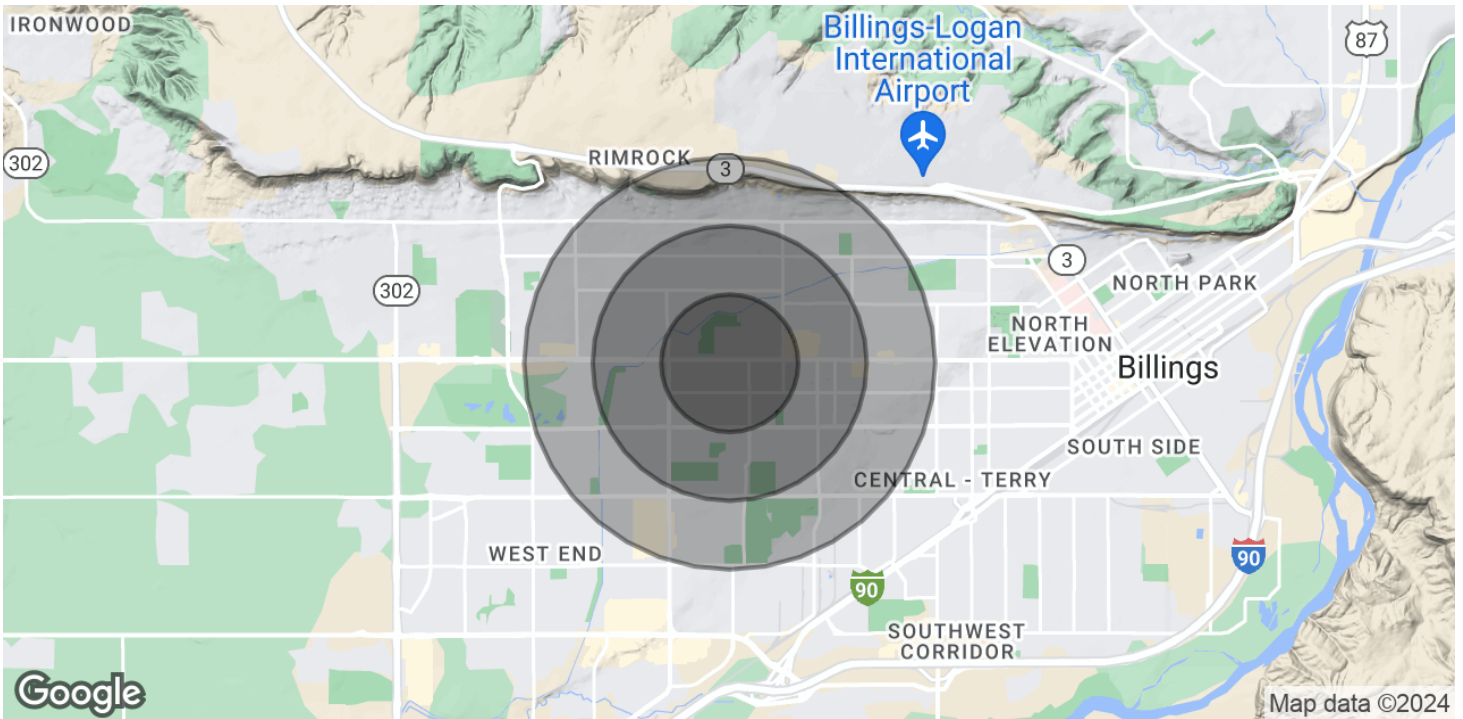


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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	3,199	11,616	25,491
Average Age	42.1	44	42
Average Age (Male)	38.1	39.9	39.3
Average Age (Female)	43.3	46.3	43.9

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	1,651	5,842	12,238
# of Persons per HH	1.9	2	2.1
Average HH Income	\$95,158	\$85,889	\$80,401
Average House Value	\$237,518	\$238,165	\$233,831

* Demographic data derived from 2020 ACS - US Census

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