

# SALE

## SALON BUSINESS

3429 Central Ave STE D, Billings, MT 59102



**SALE PRICE**

**\$21,000**

**Ben Linkenhoker**

(406) 369-0815

©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.



**COLDWELL BANKER  
COMMERCIAL**  
CBS

# SALE

**3429 CENTRAL AVE STE D**  
3429 Central Ave STE D Billings, MT 59102



## OFFERING DESCRIPTION

Turnkey Salon Business for Immediate Purchase – West End Billings

This beautifully equipped salon, located in a Class A retail center, is available for immediate purchase. Fully operational and ready to open, it is ideal for a stylist, esthetician, nail technician, or investor seeking a complete setup without the time or expense of a build-out.

The included equipment represents an investment of approximately \$40,000 if purchased new (EXCLUDING shipping and assembly), enabling a new owner to operate immediately. Perfect for a new owner-operator or an established salon looking to expand, this professionally equipped salon is ready to serve clients from day one.

Buyer responsible for negotiating new lease terms with landlord. Ask listing agent for additional details.

## OFFERING SUMMARY

Sale Price: \$21,000

## BUSINESS HIGHLIGHTS

- Salon Floor & Styling Stations: 3 stylist chairs, 3 styling stations, 8 wall-mounted mirrors, 2 shampoo sinks, 2 massage/lash beds with privacy curtains
- Reception & Retail Area: Front desk with side desk, waiting area seating, coffee bar, magazine holder, 5 retail display shelves, complete décor
- Facial Treatment Room: Professional facial bed, wall-to-wall cabinetry, sink with overhead rack
- Nail & Pedicure Room: 2 pedicure chairs, 2 stylist stools, nail desk, mirror, storage cabinet
- Back Room / Staff Area: 5 color storage cabinets, washer & dryer, dishwasher, stock shelving, center island with seating
- Bathroom & Safety: Storage cabinet, fire extinguisher, disposable & reusable hand towels
- The business name and client list are not included in the purchase.

**Ben Linkenhoker**  
(406) 369-0815

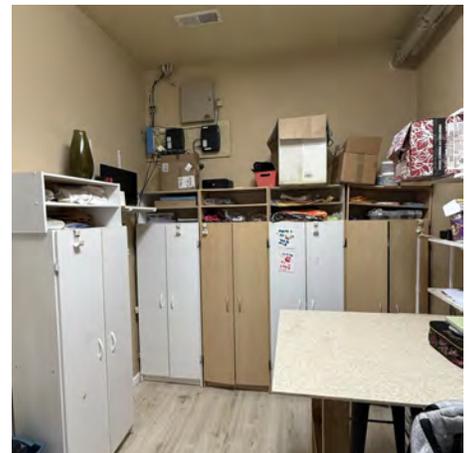
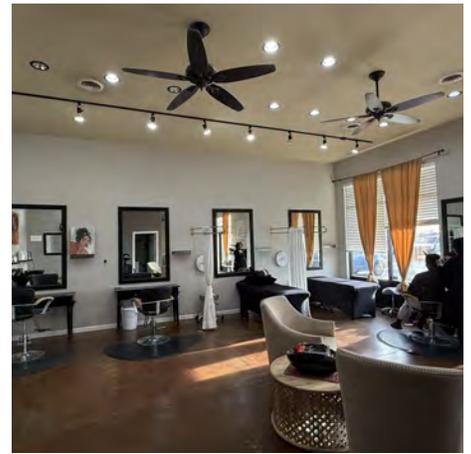
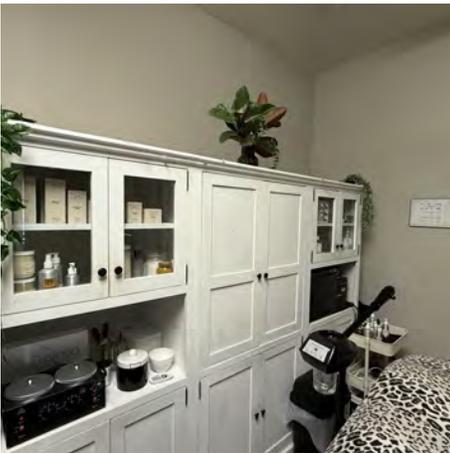
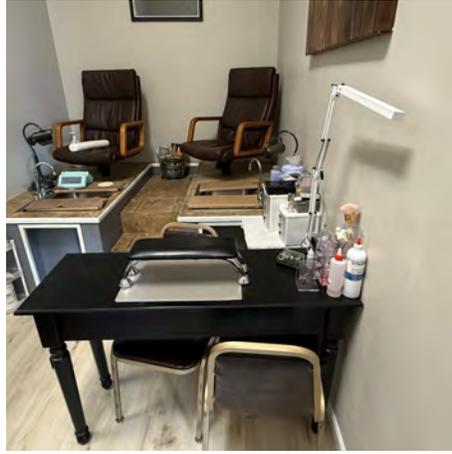


**COLDWELL BANKER  
COMMERCIAL**  
CBS

# SALE

## SALON BUSINESS

3429 Central Ave STE D, Billings, MT 59102



**Ben Linkenhoker**  
(406) 369-0815



**COLDWELL BANKER  
COMMERCIAL**  
CBS

### Naturelle Naturals Salon – Included Inventory

---

#### Styling Floor

- 5 salon wall mirrors
  - 3 miscellaneous mirrors
  - 3 stylist chairs
  - 3 stylist station tables
  - 2 shampoo sinks
  - 1 cabinet between shampoo sinks
  - 2 shelves above shampoo area
- 

#### Treatment / Service Area

- 2 massage/lash beds
  - 2 wall-mounted privacy curtains (one per bed)
- 

#### Waiting Area

- 2 waiting chairs
  - Area rug
  - Coffee table
  - Coffee bar – 2 carafes, tea & cream holders, 3 stacks of coffee cups in wire holder
  - Magazine holder
  - Front desk
  - Side front desk
  - 2 metal padded guest chairs
  - 5 retail display shelves
  - Decorative items (as shown)
  - White wifi enabled desk
- 

#### Facial Room

- Facial treatment table
  - Area rug
  - Wall-to-wall cabinetry
  - Sink
  - Rack above sink
- 

#### Pedicure / Nail Room

- 2 pedicure office chairs
  - 2 stylist stools
  - Wooden cabinet
  - Wall-mounted mirror
  - Nail desk/table
- 

#### Back Room / Staff Area

- 5 stylist color cabinets
  - Washer and dryer
  - Dishwasher
  - Cabinet above dishwasher
  - Stock shelving
  - Shelves for microwave & mini fridge
  - Island work table
  - 2 tall metal chairs
- 

#### Restroom

- White cabinet (women's restroom)
- Fire extinguisher
- Disposable hand towels
- Washable hand towels

---

**Ben Linkenhoker**  
(406) 369-0815



**COLDWELL BANKER  
COMMERCIAL**  
CBS

# SALE

## SALON BUSINESS

3429 Central Ave STE D Billings, MT 59102



**Ben Linkenhoker**  
(406) 369-0815

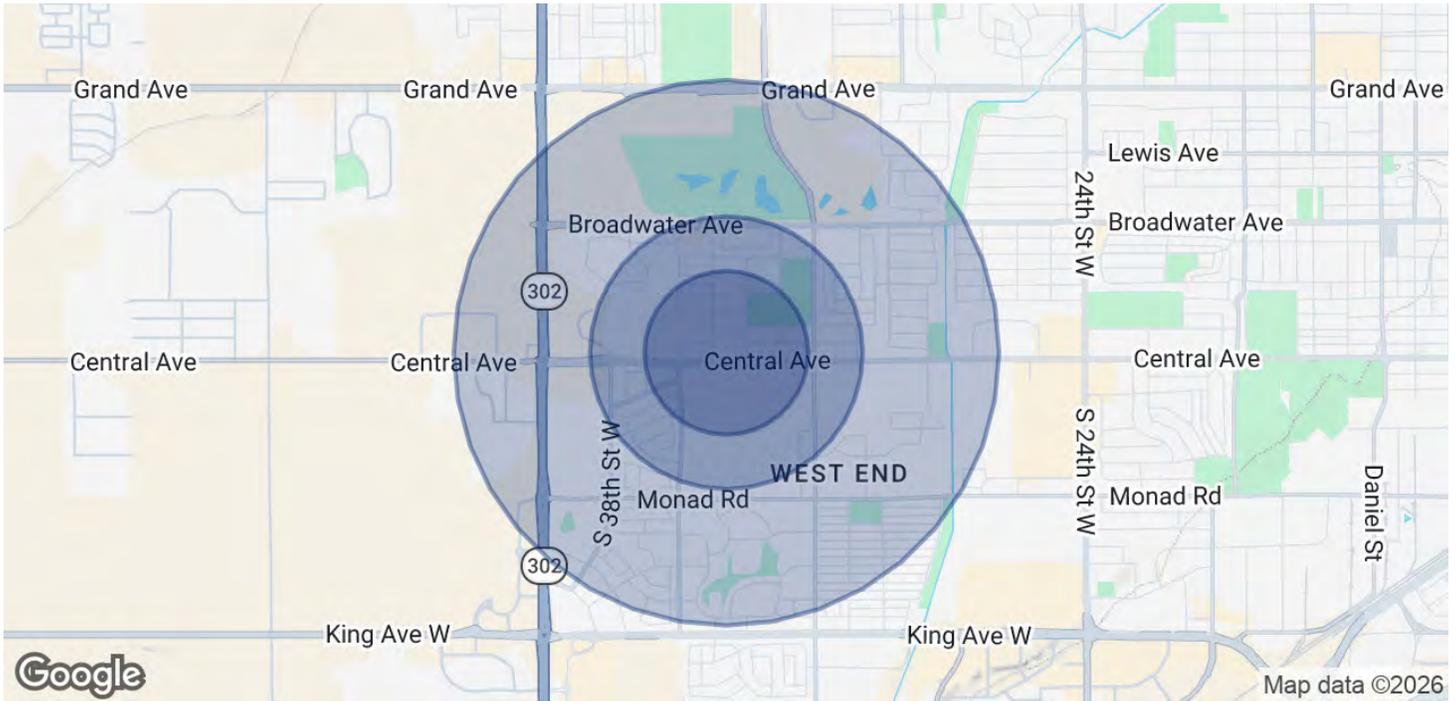


**COLDWELL BANKER  
COMMERCIAL**  
CBS

# SALE

## SALON BUSINESS

3429 Central Ave STE D, Billings, MT 59102



### POPULATION

|                      | 0.3 MILES | 0.5 MILES | 1 MILE |
|----------------------|-----------|-----------|--------|
| Total Population     | 849       | 2,698     | 11,089 |
| Average Age          | 42        | 44        | 42     |
| Average Age (Male)   | 41        | 42        | 40     |
| Average Age (Female) | 43        | 45        | 44     |

### HOUSEHOLDS & INCOME

|                     | 0.3 MILES | 0.5 MILES | 1 MILE    |
|---------------------|-----------|-----------|-----------|
| Total Households    | 386       | 1,240     | 5,058     |
| # of Persons per HH | 2.2       | 2.2       | 2.2       |
| Average HH Income   | \$89,896  | \$89,657  | \$91,322  |
| Average House Value | \$376,109 | \$368,155 | \$384,909 |

Demographics data derived from AlphaMap

**Ben Linkenhoker**  
(406) 369-0815



**COLDWELL BANKER  
COMMERCIAL**  
CBS



### **BEN LINKENHOKER**

**Comm Sales Associate**

ben@cbcmontana.com

Direct: **(406) 369-0815** | Cell: **(406) 369-0815**

### **PROFESSIONAL BACKGROUND**

Ben's entrepreneurial spirit is matched only by his commitment to people. He is known for his genuine interest in helping others, a quality that fuels his professional pursuits and is a central part of his career. In his personal life, Ben prioritizes his beautiful wife and two sweet daughters, balancing his love for the outdoors, sports, and family.

Professionally, Ben is a commercial real estate agent, mechanical engineer, versatile entrepreneur, and real estate investor with a diverse background spanning engineering, manufacturing, and business management. Growing up in Hamilton, Montana, Ben developed a passion for hands-on problem-solving and the outdoors, which has shaped both his professional journey and personal life.

While earning his Mechanical Engineering degree from MSU, Ben began his career working for a CNC machine shop, honing his skills in precision manufacturing. Following graduation, he transitioned into the downstream oil industry before moving back to the Gallatin Valley, where he designed high-tech scientific instrumentation. Ben's experience also extends to commercial fishing in Alaska and agriculture as a potato farmer and

In 2018, Ben and his wife Sarah co-founded Unbeaten Path Designs, an E-commerce and CNC machining business, where he applied his technical expertise to create high-quality products while developing a keen understanding of online retail. After a decade of personal real estate investing, Ben discovered his true passion for real estate and chose to outsource his business's manufacturing processes to focus on this new venture. As a commercial real estate agent, Ben is dedicated to helping clients navigate the complexities of the commercial real estate market, leveraging his broad skill set to advise and support those looking to invest, lease, sell, or buy properties.

He is passionate about helping others navigate their own journeys to success while fostering meaningful relationships along the way.

#### **CBS**

3135 Meadow View Dr.  
Billings, MT 59102  
406.656.2001

**Ben Linkenhoker**  
(406) 369-0815



**COLDWELL BANKER  
COMMERCIAL**  
CBS