

# 102 S Alma Street, Nevada, MO 64772

## Listing

102 S Alma Street, Nevada, MO 64772

MLS#: 2450691

Status: **Active**

County: **Vernon**

L Price: **\$224,000**

**Commercial**

Area: **235 - Vernon, St Clair, Cedar, Barton and Dade**



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Name: **Salon Sweets**  
L/S: **Sale**  
# Stories: **1**  
Lsz: **8,712 - Square Feet**  
Min SF: Max SF:  
Use: **Beauty Shop**

Type: **Business Opportunity**  
Age: **16-20 Years**  
Yr Blt: **2004**  
Zoning: **Com**  
Total SF: **1,512**

Brk ID: **BREC**  
Agt ID: **511000332**

### General Information

Leased: **Yes**      Curr Lse:      Flood:      Cap Rt:  
Op Exp:      Grs Inc:      Net Inc:      Tenant Occupied, Tenant To Continue  
Road: **City Street**      Occupy:      Location: **City Location**  
Parking: **Parking Lot**      City Limits: **Yes**      Streets: **Public Maint**  
Owners:      Utilities: **Electric, Water**  
Interior: **Public Restroom**  
Exterior:      Security:      Accessibility: **Accessible Bathroom, Accessible Entrance**  
Maint Pr:      Ceiling Height:

### Listing Office Information

Show: **Call Listing Agent**      List Dt: **08/20/2023**  
Poss:      List Service:      Exp Dt: **02/06/2024**  
List Type: **Exclusive Agency**      Spec Conds:  
LO: **[BROWER REAL ESTATE COMPANY](#)**      Ofc Ph: **417-876-5060**      Ofc Ext:  
LA: **[Whitney Gayman](#)**      Agt Ph: **417-876-5060**      Ofc Fax: **417-876-5069**  
Agt Email: **[whitneygayman@gmail.com](mailto:whitneygayman@gmail.com)**  
LA2:      Agt Ph:      SAC: **n/a**  
LA Cap: **Seller's Agent**      Co-op: **4172961258**      BAC: **2.5**  
Builder:      Spec Docs:      TBC: **2.5**  
Builder Plan:      XD:      CBO: **Gross Sale Price**  
InternetList: **Yes**      Bonus:      Dual Var Comp:

### Remarks & Directions

**Turn Key operation. Looking to add to your portfolio? It doesn't get much better. Property is an established salon for more than 3 years with excellent tenant history. Salon Sweets (yes, a play on words) is located in Nevada, MO in a very convenient location right off of Austin Blvd. The salon is set up to be very business friendly to tenants and their clients alike. Each tenant has their own room (with locks) for privacy while working with clients. The common shared space includes 3 sink basins, which are included in the sale, and access to a kitchenette with appliances. A public restroom is located right off of the shared common space. Leases have recently been renewed and will be provided in a timely manner. With a cosmetology school nearby and the salon set up, these spaces are frequently sought after. Call your trusted Realtor today to schedule your appointment to see this investment opportunity!**

Private Remarks - Showing Agt Info:

**Business is currently occupied by 6 tenants, could be space for one more. Additional information can be provided upon request. Please call listing agent prior to showing. Owner/Agent. All tenants have signed new leases prior to listing. Please be mindful of their continued business while showing and negotiating.**

Directions:

**From Austin Blvd, go North on Alma.**

### Business Information

<u>Industrial</u>	<u>Office</u>	<u>Retail</u>	<u>Business Opp</u>
Net Ch:	X Stop:	Net Ch:	Business: <b>Barber/Beauty</b>
Ofc SF: <b>1,512</b>	Bs Yr:	Allow:	Includes: <b>Lease, Real Estate</b>
Whs SF:	U-R: <b>Rentable</b>		# Empl:
Clr Ht: <b>8</b>	Allow:		Open:
#Drv In: <b>0</b>			
#Dock: <b>0</b>			
Dock Type:			
Dr Ht:			
Rail:			
Allow:			

### Financial Information

Will Sell: **Cash, Conventional**      HOA: **/**      Deposit: **McFadden's**  
Tax: **\$1,720**      Spc Tax: **\$0**      Total Tax: **\$1,720**      Tax Comm:

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Status Change Information

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Prev List Pr:  
S Brk:  
S Agent:  
Sale Terms:  
Major Rep: /  
One Time Showing:

Orig LP: **\$224,000**

Mod Dt: **08/28/2023**  
Cont Dt:  
Agency:  
Financial Concessions:  
Incentives:

Entry Dt: **08/20/2023**  
Close Dt:  
DUC: