

FOR SALE \$345,000 *shear* **PERFECTION SALON & BOUTIQUE**

Burley High School



Burley



119 E Main Street, Burley, Idaho 83301

Great investment opportunity or Invest in your future with this exceptional beauty salon opportunity!!

This established business boasts recent renovations, a perfect blend of simplicity and luxury, ample room for growth, and top-notch equipment including 14 salon stations, new shampoo bowls, seating, waiting area, private rooms, Full basement and large garage with roll up door!

PROFORMA SUMMARY

List Price: \$345,000.00
GRI: \$88,200.00
Expenses: \$12,000.00
PM: \$8,820.00

NOI: \$67,380.00

Cap Rate: 19.53%

Future Upside once fully occupied and running 100%.

PROPERTY SUMMARY

Address: 119 E Main ST, Burley, ID 83318
Present Use: Beauty Salon/ Storage
Lot Square feet: 2,744SF
Year Built: 1910
Building Size: 4,074SF
Property Taxes: \$672.00
Insurance: \$2,200.00
Structure: Block, Concrete, Wood
HVAC: Forced Air
Services: City Water & Gas, Sewer
Terms: Cash, Conventional

PROPERTY HIGHLIGHTS

- Built out in 2022/2023
- Turn-Key Saloon with growing tenants & Loyal Customers
- \$200k in Remodel 2022/2023
- \$20,000.00 in FFE included



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