

# THE BURTON GROUP PRESENTS: HISTORIC TUTTLE MANSION

LISTED AT \$1,750,000



## ABOUT THE PROPERTY

Circa 1870, this charming property is ideally situated in the heart of Downtown Auburn—just minutes from an array of dining, shopping, and local activities. Featuring a long-term, 32-year upscale salon tenant (Visions Salon & Spa) and four fully renovated apartments with 100% occupancy, this investment offers both stability and historic character. With a 6.1% CAP rate, it's a rare opportunity to add a highly profitable and well-maintained property to your portfolio!

## FEATURES

- 32- Yr Anchor Tenant
- 4 Fully Renovated Apartments
- 6,365 Total Sq. Ft.



## BOB BURTON

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**exp**  
REALTY

# ABOUT THE PROPERTY

## VISIONS SALON (32 YR ANCHOR TENANT)

- 3,400 SQ. FT. APPROXAMITELY
- 1<sup>ST</sup> FLOOR/SPLIT LEVEL
- 3 MAIN ROOMS- 15+ STATIONS
- 2 BATHROOMS
- 3 PRIVATE ESTHETICIAN ROOMS
- 1 PRIVATE OFFICE
- RECEPTION AREA
- KITCHEN/LUNCHROOM

## 4 APARTMENTS (100% OCCUPANCY)

- APARTMENT #110- 385 SQ. FT. APPROX- STUDIO
- APARTMENT #112- 880 SQ. FT. APPROX- 1 BED, 1 BATH
- APARTMENT #210- 1,000 SQ. FT. APPROX- 1 BED, 1 BATH
- APARTMENT #212- 700 SQ. FT. APPROX- 1 BED, 1 BATH

## TOTAL SQ. FT

- 6,465 SQ. FT

## PARKING

- 32 GENERAL-USE SPACES