



HEARTLAND
PROPERTIES, INC.

\$625,000.00

Established Salon For Sale

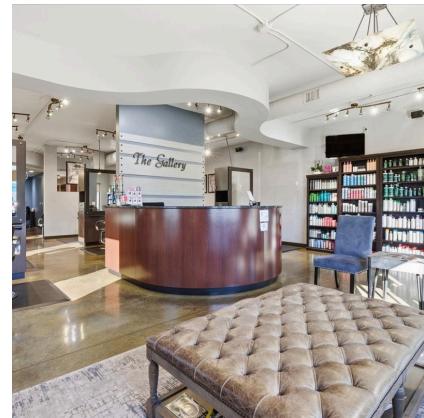
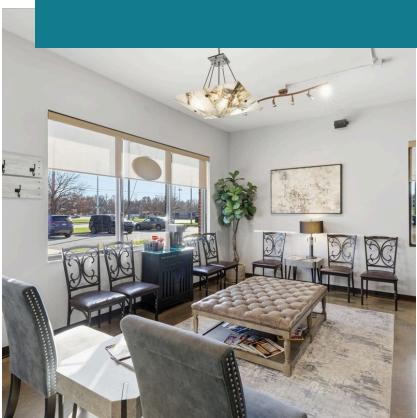
1860 Madison Ave. #1, Council Bluffs



**Your Dream
Salon Starts Here
Fully Furnished &
Ready to Shine**

Features

- ✓ 2000 total Sq. Ft.
- ✓ Fully furnished, hair salon, nails, ethetics
- ✓ Nicely updated
- ✓ Business and Building
- ✓ 2 - Bathrooms
- ✓ New HVAC 2025



402-402-690-2489

Jason M. James



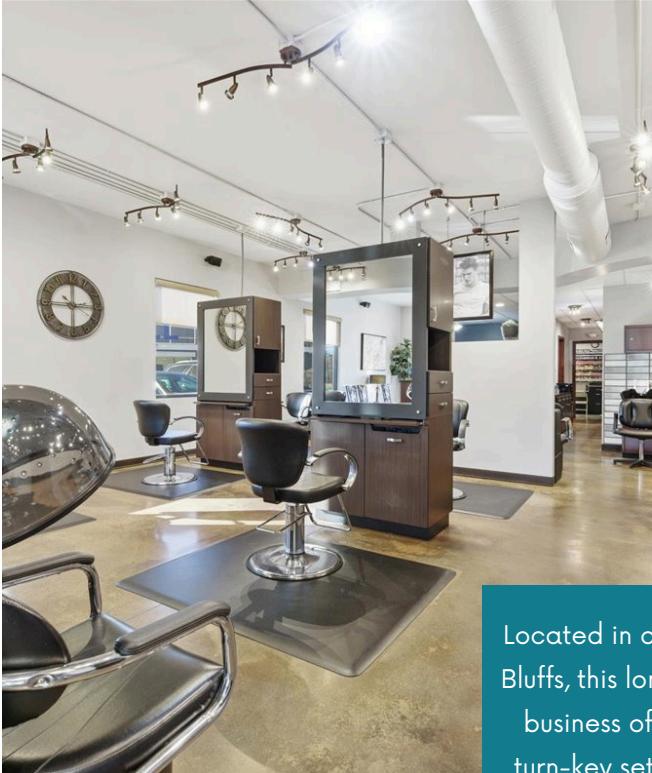
jason@jasonjames.com



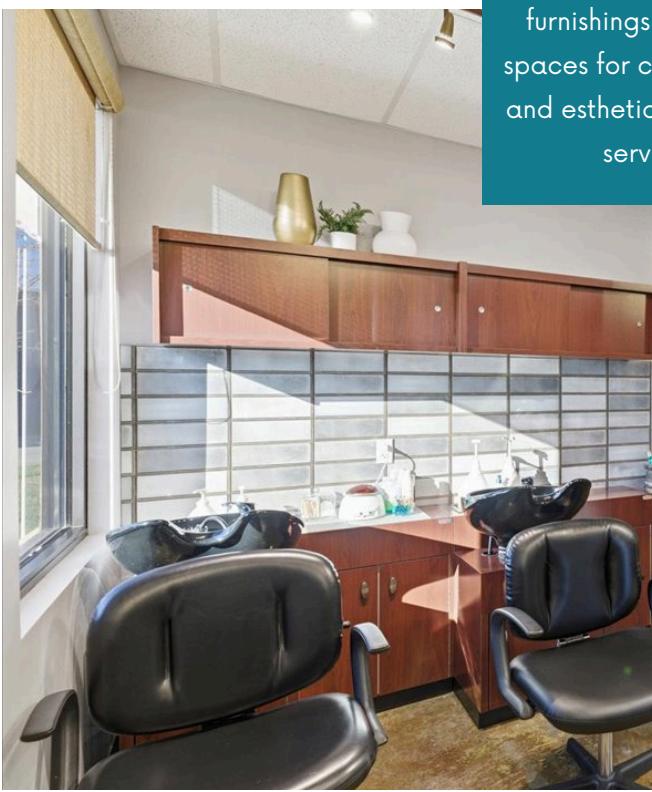
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Located in downtown Council Bluffs, this long-time successful business offers a complete turn-key setup with updated furnishings and dedicated spaces for cosmetology, nails, and esthetics, ideal for a full-service salon.



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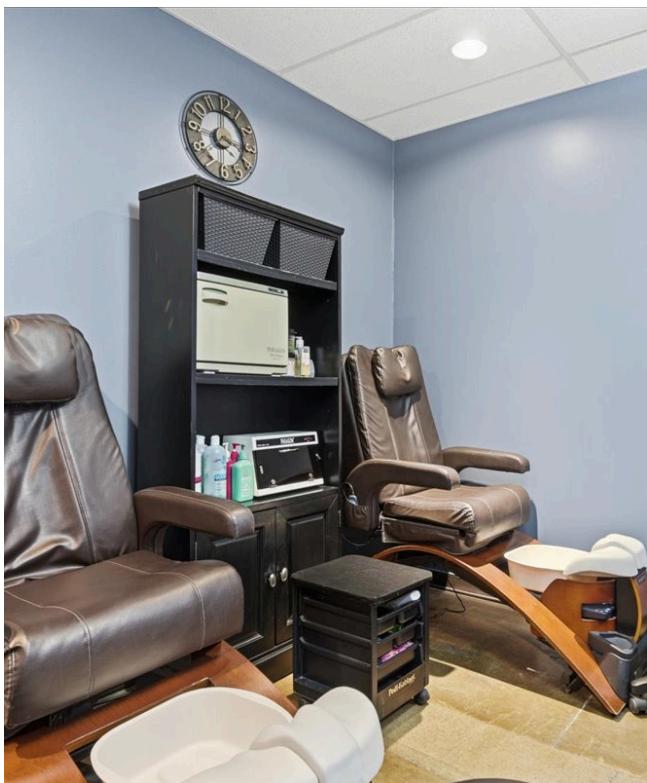
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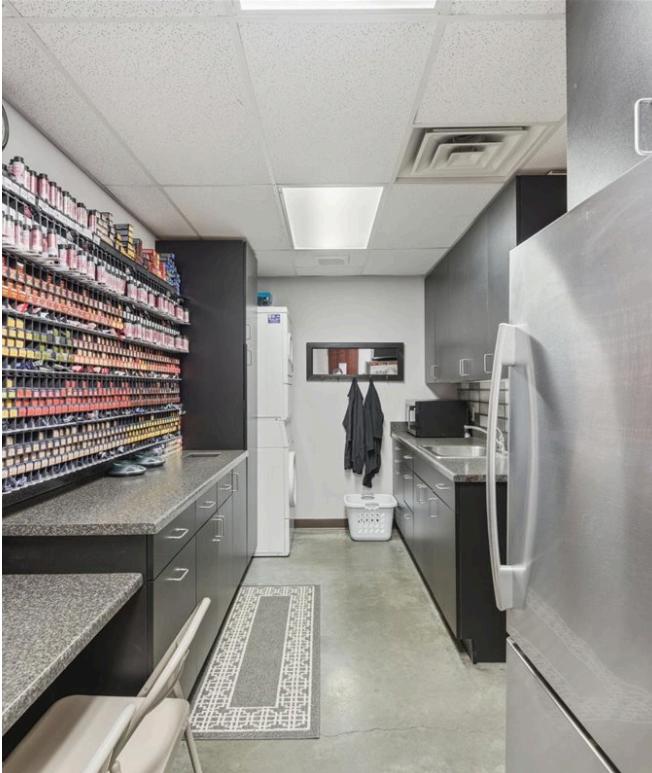
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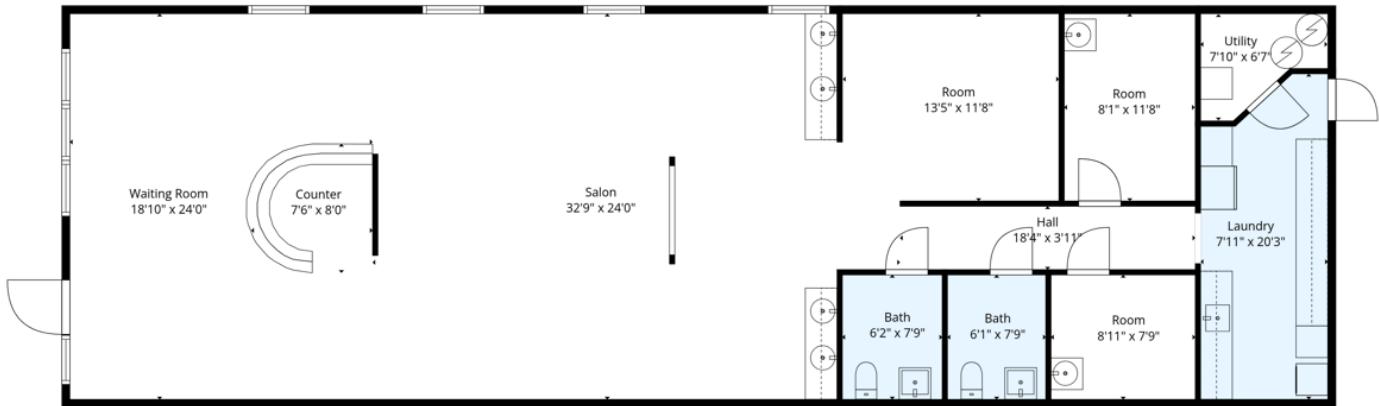
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LOT LINES ARE APPROXIMATE NOT INTENDED FOR LEGAL PURPOSES

MARKET DEMOGRAPHICS - Pottawattamie County

- Market Population - 93,407
- Working Population - 45,523
- Median HH Market Income - \$71,446



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