

6632 E TRUMAN, KANSAS CITY, MO 64126



## BUSINESS OPPORTUNITY



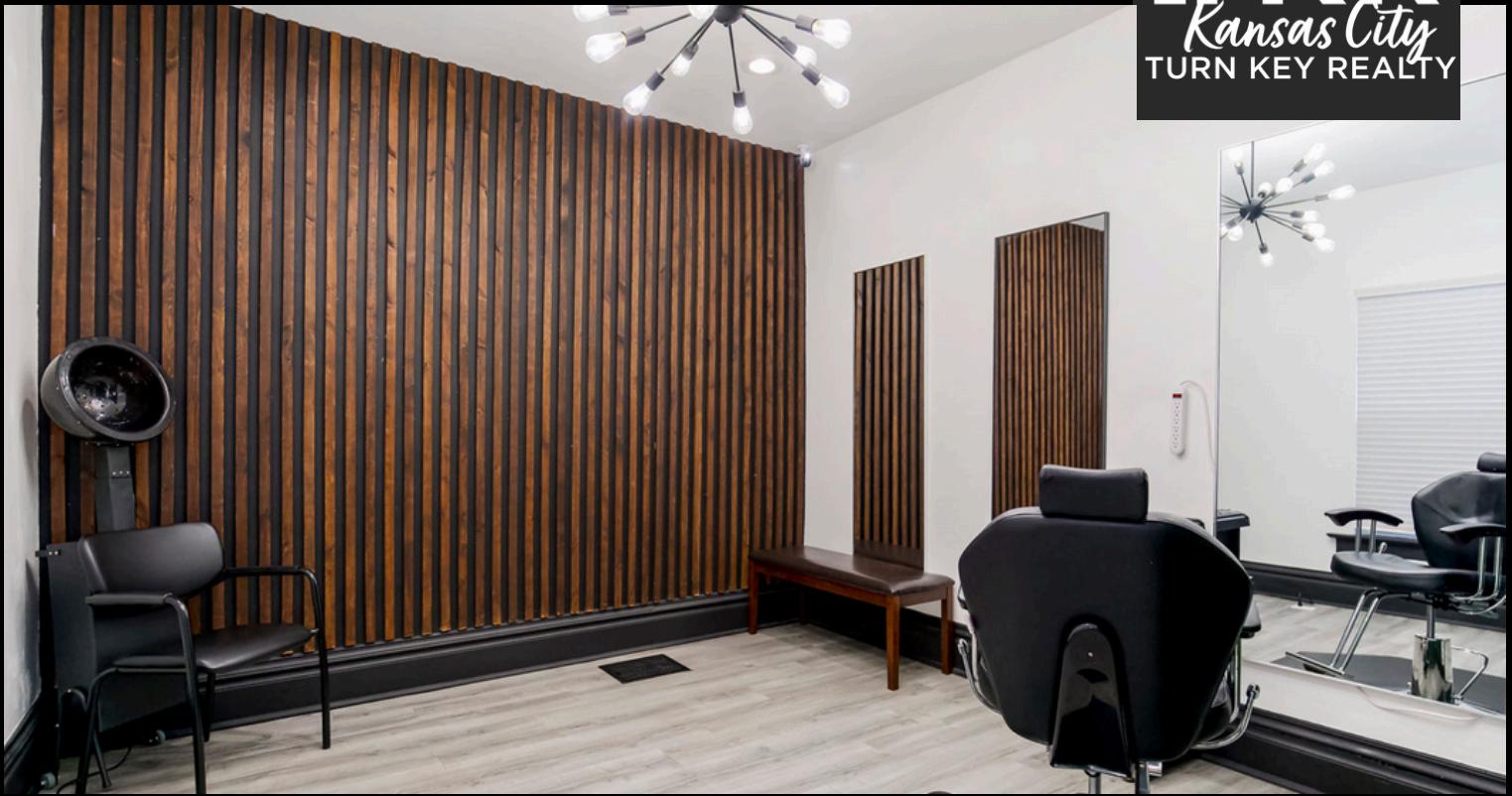
### CINDY STOCKTON

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- This updated salon/barbershop offers a prime business opportunity in a high-traffic area, located across from a new motorcycle showroom.
- The space includes a stylish reception area, 3 private suites, and 9 workstations, with all equipment included —TVs, refrigerators, microwaves, washer/dryer, 3 washbowls, and a towel warmer.
- A break room, private deck, and yard provide extra amenities.
- The separate entrance to the lower level offers options for multiple tenants, making it ideal for a variety of service-based businesses like a tattoo parlor, wellness center, or boutique.
- With its versatile design and prime location, this is an excellent spot to grow or launch a business.

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies. Any projections, opinions, assumptions or estimates used herein are for example purposes only and do not represent the current or future performance of the property.

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## THE SITE

- Just 1 mile west of I-435 on Truman Road, making it quick and convenient to reach.
- Situated in a bustling area with excellent visibility and easy accessibility.
- Located across from the new Engle Motors BMW and Triumph motorcycle showroom, offering added foot traffic and exposure.
- Surrounded by ongoing redevelopment, making this a prime location for long-term business growth.



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