

Cross Property 360 Property View

20799 W PENNSYLVANIA AVENUE, DUNNELLON, Florida 34431

Listing

OM693540 20799 W PENNSYLVANIA AVE, DUNNELLON, FL 34431



County: Marion **Status:** Incomplete
Legal Subdivision Name:TOWN/DUNNELLON **List Price:** \$275,000
Property Style: Mixed Use **LP/SqFt:** \$171.02
Ownership: Sole Proprietor **Special Sale:** None
Year Built: 1928 **ADOM:** **CDOM:**
Flex Space SqFt: **Heated Area:** 1,608 SqFt / 149 SqM
Office Retail Space SqFt: **Total Area:**1,608 SqFt / 149 SqM
Total Annual Assoc Fees: \$0.00
New Construction: No
Flood Zone Code:X
Number of Tenants:
Financial Package:

CHARMING Hair Salon with property. Located in the business and historic area of Dunnellon, this Victorian style home was built in 1928 with ship lap wood inside and out. This busy hair salon has been remodeled including electrical and plumbing, and includes a high-end retail boutique. The price includes an 8 room turn-key hair salon. Situated on a corner lot with great signage and parking, this B3 zoned property offers many business options. Handicap accessible and compliant. Roof was replaced in 2015. Property includes the former carriage house which is currently used for storage but could be remodeled and utilized for additional business venue.

Land, Site, and Tax Information

SE/TP/RG: 35-16S-18E	Zoning: B3	Section #: 35
Subdivision #:	Future Land Use:	Block/Parcel: 386
Tax ID: 3380-0385-00	Development:	Lot #: 385
Taxes: \$1,869.31	Tax Year: 2024	
Book/Page: A-174ADUNNEL	Complex/Comm Name:	
Alt Key/Folio #: 3380-0385-00		
Legal Desc: SEC 35 TWP 16 RGE 18 PLAT BOOK A PAGE 174A DUNNELLON LOTS 385.386	Front Exposure:	
Road Frontage: City Street	Flood Zone: X	Front Footage:
Add Parcel: No # of Parcels:	Additional Tax IDs:	
Lot Dimensions:	Lot Size Acres: 0.29	Lot Size: 12,632 SqFt / 1,174 SqM
Water Frontage: No	Water Name:	
Water Access: No	Water Extras: No	
Water View: No		

Interior Information

Floors: 1	Total Number of Buildings: 1	# Offices:
A/C: Wall/Window Unit(s)	Ceiling Height:	Freezer Space YN:

Exterior Information

Ext Construction: Wood Frame (FSC), Wood Siding	Audio Surveillance Notice:	# of Bays:
Foundation: Crawlspace		# of Gas Meters:
Road Surface Type: Asphalt		# of Electric Meters:
Signage:		

Green Features

Income and Expense

Realtor Information

List Agent: Valerie Williams	List Agent ID: 271512583	List Agent Direct: 352-427-7750
List Agent E-mail: valeriewilliamsrealtor@yahoo.com	List Agent Fax: 352-671-8189	List Agent Cell: 352-427-7750
List Office: A-Z REALTY SERVICES, INC.		List Office ID: 271500883
Original Price:	List Office Fax: 352-671-8189	List Office Phone: 352-817-1372
On Market Date: 01/11/2025		LP/SqFt: \$171.02
Previous Price:	Price Change:	Expiration Date: 09/12/2025
Seller Representation: Transaction Broker	Owner Phone:	Listing Type: Exclusive Right To Sell
Owner: GARRY GRECA	Association/Manager Info: ,	
Management Type: Owner Manager		
Spec List Type: Exclusive Right To Sell		
Realtor Info:		
Confidential Info:		
Showing Instructions: Appointment Only, Listing Agent Must Accompany, See Remarks		
Showing Considerations:		
Driving Directions: From the intersection of 484 and Williams Road (Hwy 41), continue West on 484 which becomes Pennsylvania Avenue and property is on the right.		
Realtor Remarks: CONTACT CONNIE PENDLETON AT 352-502-3811 WITH OCALA BUSINESS BROKERS TO SHOW THE PROPERTY AND WITH ALL QUESTIONS. A-Z REALTY IS CO-LISTING FOR MARKETING. This information is deemed true and correct from sources received, however, A-Z Realty Services, Inc. and it's "agents" do not guarantee the accuracy of the information. All information should be verified by the buyer and buyer's agents.		

Seller's Preferred Closing Agent

Closing Agent Name: Judit Karpati	Phone: 3523691201
Email: karpatilaw@gmail.com	Fax:
Address: 2715 NE 52nd Court Silver Springs, Florida 34488	
Closing Company Name: Judit Karpati, PA	

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\$275,000

- Hair Salon WITH Real Estate!
- .29 AC on corner Lot Zoned B3
- Recent roof, electric & plumbing
- 1,344 SF
- Corner Lot
- Good Signage & Turnkey
- \$35K equipment - \$3K inventory
- Seller financing

VERNON MARTIN SALON

Includes Real Estate!



Charming Hair Salon WITH PROPERTY! Located in the business and historic section of Dunnellon, Florida. This is turnkey with MANY extras. Not only is this a good business it is truly a GREAT INVESTMENT!



Listing No: BBF-757-00762

Should Qualify For Visa *Worksheet Period(s) 2 3 Available*

Public Pictures:

Private Pictures:

Category	: Real Property Rltd	SIC	: 9999
Detail	: Commercial Property with Business	Price	: 275,000
County	: Marion	Down	: 200,000
State/Prov	: Florida	Disc Earn	: 0
Country	: USA	Sales	: 0

REAL ESTATE AND BUSINESS ASSET SALE - PRICE JUST REDUCED!!

This building was constructed in 1928 and features shiplap wood both inside and out. It is situated in the historic area of Dunnellon, FL. The property has been remodeled and transformed into a high-end retail boutique and salon. The location is fantastic! The sale includes a turn-key property on a beautiful corner lot, along with salon and boutique assets. This space can accommodate nearly any type of service or retail business. It offers excellent visibility, two signs, parking, and a charming hometown feel. The building contains eight individual cozy rooms, two fireplaces, and approximately \$3,000 worth of inventory. The seller is a highly sought-after hairdresser who is willing to stay on and rent a booth from the buyer if the salon remains operational. Other stylists and nail technicians are also interested in continuing with the new owner.

Business Name	: VERNON MARTIN SALON	Date Revised	: 1/16/2025
Address	: 20799 W PENNSYLVANIA AVE, DUNNELLON, FLORIDA 34432	Code	: K-100 100757
Seller	: VERNON SMITH SALON & SPA INC.	ERC Code	:
Listing Type	: EXCLUSIVE AGENCY		
Listing Office is	: TRANSACTION BROKER		
Documents on File	: Equipment List: Y Lease: N Corp Resolution: N		
	: Cash Flow: N Balance Sheet: N		
	: Standard Agreement: Y Signature on File: Y		
Showing/Broker Remarks	: NOT CONFIDENTIAL		

Reason for Sale	: Semi retirement - wants flexibility
General Location	: Historic Dunnellon, FL
Organization Type	: Corp 'Sub S' Hours Owner Works: 20
	: Years Established: 8 Years Owned: 8 Emp FT: 3 Emp PT: 0 Mgrs: 1
Non Compete	: Miles: 10 Years: 2 Weeks Training: 2 Cost: \$0
Operating dys/hrs	: Wed-Fri 9-6, Sat 9-3, Closed M-T-Sun
Skills/Licenses	: Sales Tax, Cosmetologist, Salon License (IF SALON STAYS)
Business	: Is Relocatable: Y Is Home Based: N Is a Franchise: N Is Lender P/Q: N
	: Visa Possible: Y

	Non-Operating	Tax Return	Tax Return
Year (Cash Flow)	2024 (N)	2022 (Y)	2021 (Y)
Gross Revenue	0	181,840	142,162
Cost of Goods	0	97,328	62,218
Gross Profit	0	84,512	79,944
Expenses	0	22,850	36,688
Net	0	61,662	43,256
Owner Salary	0	See	See
Benefits	0	Cash	Cash
Interest Expense	0	Flow	Flow
Depreciation	0	Report	Report
Other	0		
Discretionary Earnings	0	61,662	43,256

Accounts Rec	0	N*	Real Estate	275,000	Y*
Inventory	3,000	Y*		0	N*
F F & E	35,000	Y*	Total Assets	313,000	Y*
Leasehold	0	N*			

Lease/Month:	Square Footage: 1,344	Building Type: House
Terms & Options: real estate available		Expiration Date:

Loan/Assumable	- Amt:	0	Mos:	0	Rate:	0.00	Mo Pmt:	0.00
Loan/Seller	- Amt:	75,000	Mos:	48	Rate:	8.00	Mo Pmt:	1,830.97
Loan/Other	- Amt:	0	Mos:	0	Rate:	0.00	Mo Pmt:	0.00

CONNIE PENDLETON BROKER OCALA BUSINESS BROKERS 2935 SE 58TH AVENUE OCALA , FLORIDA 34472 USA	Office : (352) 502-3811 Agent Direct : (352) 502-3811 Fax : (352) 671-8189 Cell : (352) 502-3811 Email : connie@ocalabusinessbrokers.com Home Page : www.ocalabusinessbrokers.com
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