



**COLDWELL
BANKER
COMMERCIAL**

CBS

MONTANA BEAUTY INSTITUTE

\$249,995

*No Real Estate Included



FOR SALE

CBCMONTANA.COM

BEAUTY INSTITUTE Business Sale

Shaylee Green
406 208 7723
shaylee@cbcmontana.com

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COLDWELL BANKER COMMERCIAL
CBS
1215 24th Street, Suite 240, Billings, MT 59102
406.656.2001



SALE

MONTANA BEAUTY INSTITUTE

40 27th Street West, Billings, MT 59102



OFFERING SUMMARY

Sale Price: \$249,995

PROPERTY OVERVIEW

- * No real estate included
- * Business and FF&E only.

Lease

- 5 year lease signed April 1, 2019.
- \$3320 month currently through March 31, 2022.
- \$3524 month April 1, 2022 - March 31, 2024.
- (2) 5 year extensions
- Lease is very attractive for tenant to move into at \$8 SF Base lease and small increases.

FF&E

- \$80,000 - Tables, cabinets, washer, dryer, fridge, sinks, furniture.
- \$54,000 products for services - nail, shampoos, color, perm and rods, extensions, kits, esthetics.
- \$6,000 retail products can be sold to the public

Salon Website : <https://www.montanabeautyinstitute.com/>

3 Programs : Esthetics, Cosmetology, Nails

Enrollment - 2020 - 30 students total - Only 2 Programs

Enrollment - 2021 YTD 21 - 3 programs

*Indicates uptick in enrollment and net income projects of \$60,000 increase in 2021

Income and Expenses available with signed NDA.

This is a clean business that makes money already and has room to grow.

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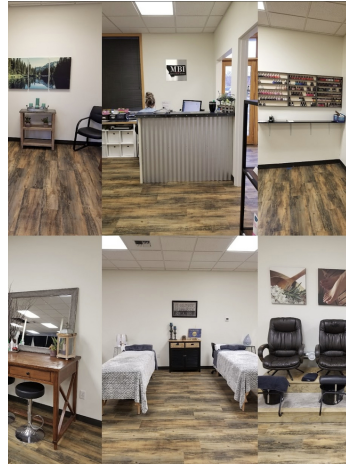
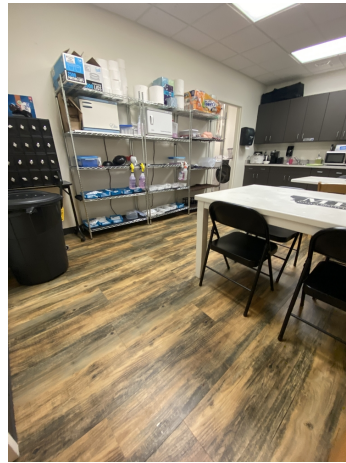
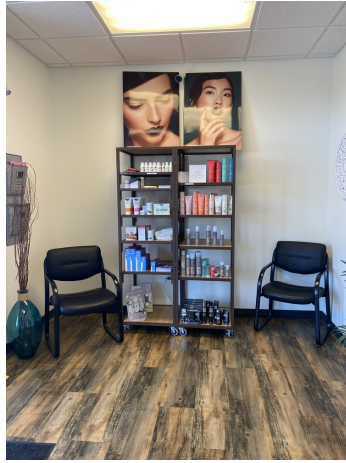
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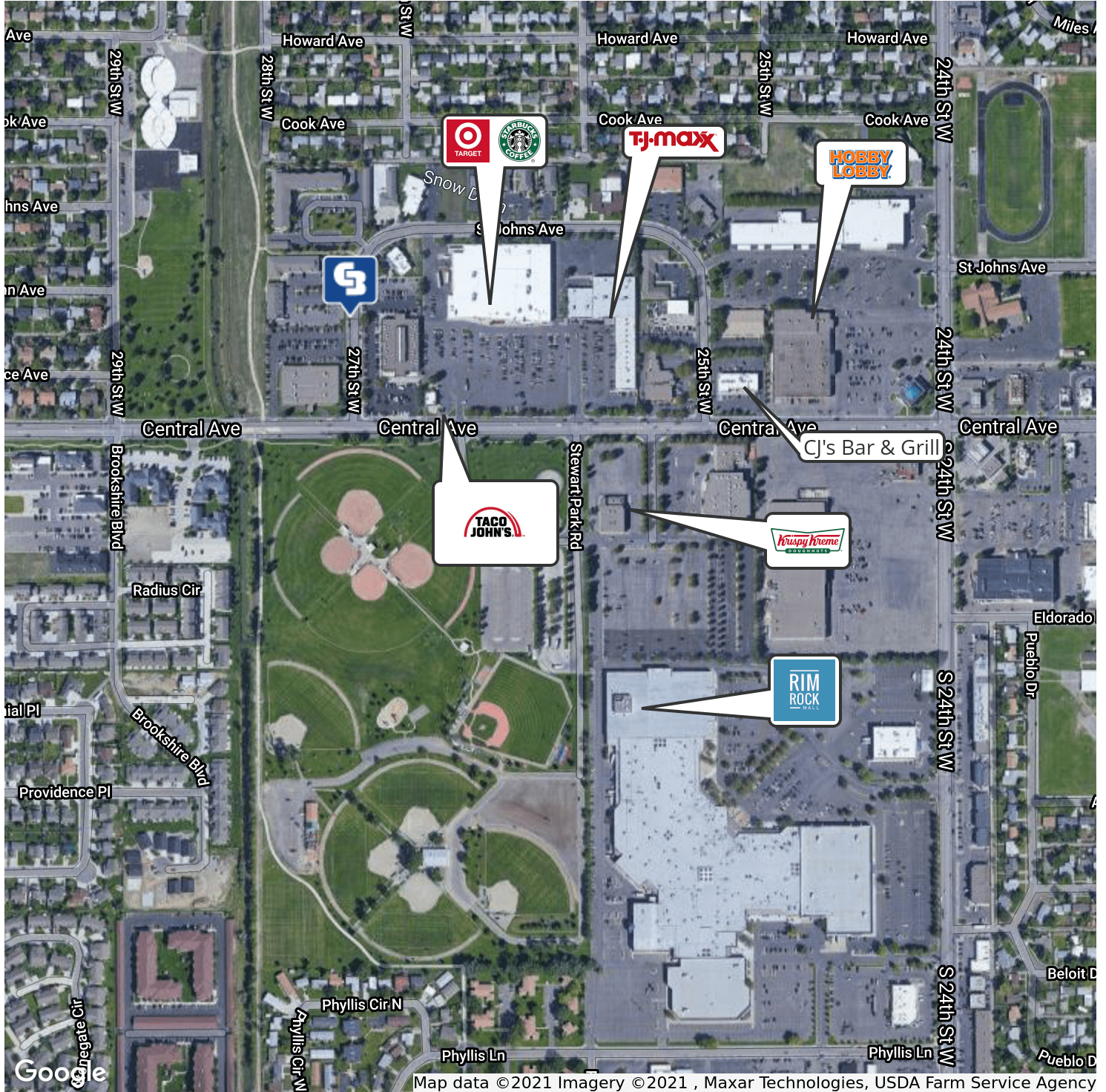
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