



**COLDWELL  
BANKER  
COMMERCIAL**  
CBS

## 3039 GRAND AVENUE SUITE D

Billings, MT 59102

### AVAILABLE SPACE

3,000 SF Lease to be assumed by buyer and approved by landlord.

### ASKING PRICE

\$65,000

### AREA

This business has been located here for 20 years! Proven concept. It has mixed retailers surrounding that provide this area with a lot of foot traffic and slower speed passersby. Located just slightly off of Grand ave with over 25,000 Cars a day one could see how this business has maintained its local presence as a HOT spot to do indoor tanning. Please inquire for financial information and consultation!



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### Business Sale / Retail

Shaylee Green

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# FOR SALE

CBCMONTANA.COM



## 3039 GRAND AVENUE SUITE D

Billings, MT 59102

SALE



### OFFERING SUMMARY

Sale Price: \$65,000

Lease-able Space: 3,000 SF

### PROPERTY OVERVIEW

UltraTan Resort FOR SALE \$65,000 Business and FF&E included.

Website : [www.ultratanresort.com](http://www.ultratanresort.com) Hours : M - Th 8-8pm , F - 8-6pm , Sat 8-4pm

Includes all FF&E- retail products, lotions, and retail merchandise. 5 low pressure beds, 3 high pressure beds, spray booth, infrared sauna, red light therapy. Profitable, Established Business, 20 years in this location, established customer base. Add value with unused rooms-Bring in a massage therapist, eyelashes, aesthetician each @ \$400 mo booth rent. Add value selling packages on EFT, or retail nutrition line. So many possibilities. Experienced Management in Place. Seller will stay for transition. Rare value in reasonable lease rate to be assumed by buyer and Approved by Landlord. 3000 SF

Financial Information Available for Qualified Buyers

### PROPERTY HIGHLIGHTS

- Includes all FF&E- retail products, lotions, merchandise , 5 low pressure beds, 3 high pressure beds, spray booth, infrared sauna, red light therapy.
- Profitable, Established Business, 20 years in this location
- Add value with unused room-Bring in a massage therapist.
- Experienced Management in Place-Seller will stay for transition
- Established Customer Base

[CBCMONTANA.COM](http://CBCMONTANA.COM)

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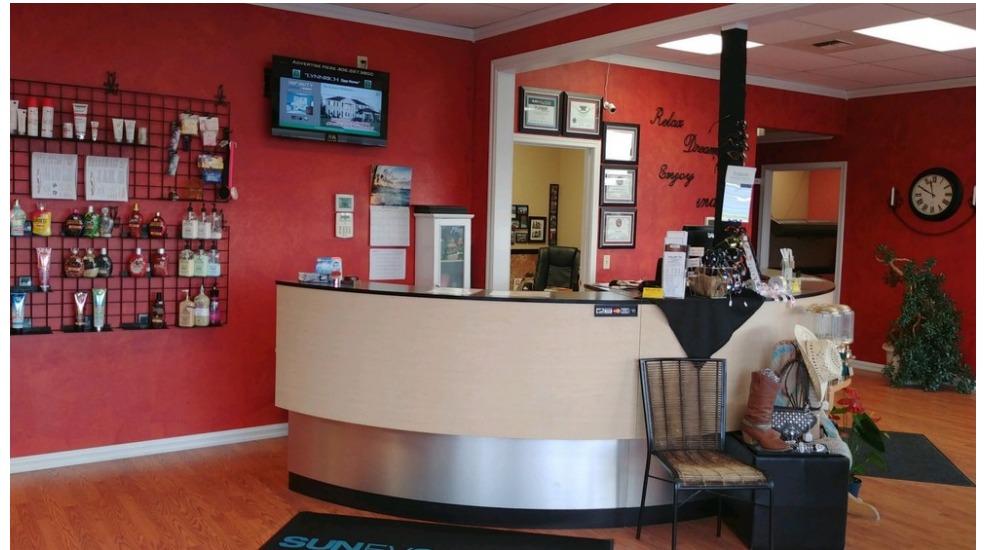




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Google

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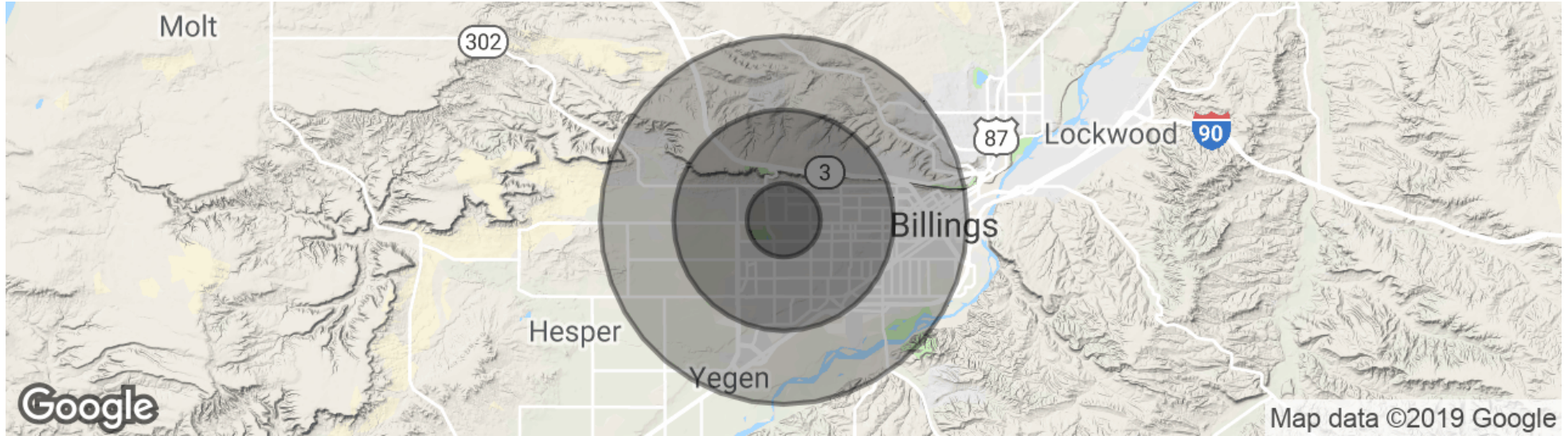




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SALE



## POPULATION

	1 MILE	3 MILES	5 MILES
Total population	9,669	53,914	88,128
Median age	46.6	41.5	38.9
Median age (Male)	43.5	39.2	36.8
Median age (Female)	48.9	43.2	41.2

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	4,140	24,002	38,946
# of persons per HH	2.3	2.2	2.3
Average HH income	\$70,685	\$63,760	\$62,666
Average house value	\$235,369	\$204,047	\$206,858

\* Demographic data derived from 2010 US Census

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