

GAUT · WHITTENBURG · EMERSON

Commercial Real Estate

806-373-3111
GWAMARILLO.COM



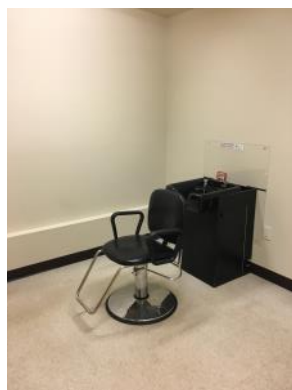
FOR SALE

2806 Duniven
Amarillo, TX

Salon Building and Beauty Supply Retail Business



BUILDING SIZE:	6,410 sf
YEAR BUILT:	1958
LOT SIZE:	22,496 sf
ZONING:	LC - Light Commercial
PROPERTY TAXES:	\$5,612.52 / yearly
PROPERTY ASKING PRICE:	\$600,000
PROPERTY AND BUSINESS ASKING PRICE:	\$750,000.00



- Nice retail building located on the corner of Duniven and Blackburn, in busy office/retail area.
 - 38 parking spaces provide plenty of parking for Salon clients, retail customers and employees.
 - Pole Signage
 - Central HVAC
 - Building has 13 private salon booths - weekly rental is \$90 each
- Yearly Potential Income: \$60,840
- Multiple product franchises will pass with sale of business
 - All furniture and fixtures in retail area and store room included in sale
 - Large inventory of beauty supply products included with sale.

This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. References to measurements are approximate. Buyer must verify the information and bears all risks for inaccuracies.

This property is represented by:
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