

# 2nd GENERATION SALON FOR SALE

TRENT PROPERTIES GROUP



## PROPERTY SUMMARY

LIST PRICE: \$385,000

BUILDING SF: 1,254 SF  
PLUS 246 SF BASEMENT  
& LARGE USEABLE ATTIC

LOT SIZE: 3,808 SF

ZONING: MX-M UV P

YEAR BUILT: 1908

2025 TAXES: \$2,268

## 1809 W. COLORADO AVE COLORADO SPRINGS, CO 80904

Well established location with hair salon in operation for 20 years

- Open reception and waiting area
- 3 Private rooms, the largest of which can be easily shared
- 4 Open booths
- All rooms and booths have their own sink
- Additional smaller room used as a nail salon
- Large open drying/processing room
- 1 Car garage and off-street parking in rear



## ADDITIONAL FEATURES

- ⇒ Great deck on the back
- ⇒ Small basement & mechanical room
- ⇒ Large storage attic with staircase access

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TrentPropertiesGroup.com

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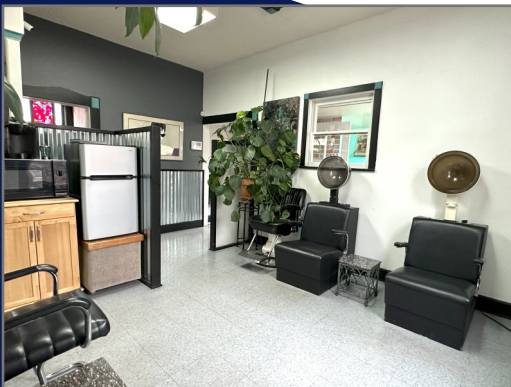
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