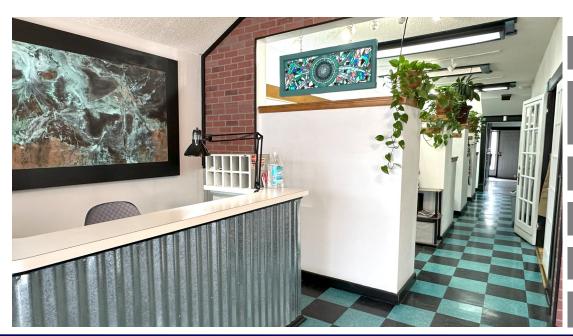
2nd GENERATION HAIR SALON TRENT PROPERTIES GROUP



PROPERTY SUMMARY

LIST PRICE: \$494,000

BUILDING SF: 1,254 SF WITH 246 SF BASEMENT & LARGE STORAGE ATTIC

LOT SIZE: 3,808 SF

ZONING: C5 P UV

YEAR BUILT: 1908

2022 TAXES: \$1,752

1809 W COLORADO AVE COLORADO SPRINGS, CO 80903



- Hair salon in operation for 19 years
- Open reception and waiting area
- 4 Open booths
- 3 Private rooms, the largest of which can easily be shared
- All booths and rooms have their own sink
- Additional smaller room used as nail salon
- Open drying/processing room
- 1 Car Garage and off-street parking in rear

TRENT PROPERTIES GROUP 2115 W COLORADO AVE COLORADO SPRINGS, CO 80904 TrentPropertiesGroup.com CONTACT LISTING AGENTS FOR ADDITIONAL INFORMATION JERRY TRENT DEANNE WALKER 719.338.1309 719.237.9425

All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale and withdrawal without notice. PROSPECTS SHOULD CAREFULLY VERIFY EACH ITEM OF INFORMATION CONTAINED HEREIN.

2nd GENERATION HAIR SALON TRENT PROPERTIES GROUP

1809 W COLORADO AVE COLORADO SPRINGS, CO 80903



WAITING ROOM NEXT TO RECEPTION DESK

PRIVATE BOOTH



PRIVATE ROOM FOR INDIVIDUAL OR SHARED

DRYING/PROCESSING AREA

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