

FOR SALE - \$397,500

Fully Furnished Salon and Spa
3051 Fulton Avenue, Sacramento, CA

Voit

REAL ESTATE SERVICES



PROJECT HIGHLIGHTS

- ±2,900 Sq Ft Building
- Fully remodeled building 4 years ago
- New plumbing, electrical, roof, HVAC, windows, flooring, siding, paint, etc.
- On-site parking and street parking
- Easy access to Capital City
- 1 Block to Town & Country Village
- Highly visible location
- All furniture included
- Owner is into the building for \$650,000
- Potential for \$8,000+/mth in rent. (10 Hair Stations, 4 Shampoo Stations, 4 Drying Chairs, Manicure/Pedicure Room, Esthetician Room, Message Room, Laundry Room, Storage Room, Staff Lounge, Staff Restroom, Client ADA Restroom, Outside Staff Patio)
- Asking Price: \$397,500 (\$137 PSF)

Exclusively Listed By:

Jon R. Walker

Senior Vice President

916.751.3631

jwalker@voitco.com

Lic #: 01204666

Carol Sitzenstatter

Vice President

916.751.3617

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Lic #: 00892998

Real People. Real Solutions.®

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<u>DEMOGRAPHICS:</u>	<u>1 MILE:</u>	<u>2 MILE:</u>	<u>3 MILE:</u>
2011 Total Population	15,647	57,802	123,504
2011 Average Household Income	\$49,047	\$55,586	\$60,182
2011 Daytime Population	16,190	65,701	133,742
<u>TRAFFIC COUNTS:</u>			
Fulton Ave & Marconi Ave	46,921 ADT		
Cap City Frwy & Fulton Ave	252,000 ADT		

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Floor Plan





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