



FOR SALE: 902 ROUTE 134, SUITE 2-18, SOUTH DENNIS



Personal Service / Professional Office Condominium

504 sq. ft. Current layout-

- ◇ A second floor office condo with one shared remodeled restroom.
- ◇ One open room that includes a waiting area and a portable sink. One separate break room / private office.
- ◇ Currently operating as a three chair barber shop.

Features:

- ◇ New vinyl, wood-like flooring ceiling and accent lighting.
- ◇ New HVAC split system.
- ◇ Natural light from a west facing skylight.
- ◇ Low taxes and Condo fees.

Currently set up for a barber shop. Ideal for personal service or professional office use.

Easy access to the highway, Exit 9B. Surrounded by residential areas.

Well-maintained complex. Nicely landscaped. Ramp at entrance. Signage available on the building. Ample parking front, side and rear.

ASKING \$82,500

Exclusively Listed by Ali Maloney- AMG Realty

Bus: 508.362.3323

Cell: 774.836.0347

aamaloney@comcast.net

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902 Route 134, Suite 2-18, South Dennis

Information about 'Always Faded Barber Studio'

Available separately from the real estate

Expenses (estimates provided by seller)

- * Condo Fees -\$194 per month
- * Taxes 2023 -\$1,625 per year
- * Current owner pays the electric only \$150 monthly direct deposit
- * Comcast Business \$150
- * Insurance (to be determined)

Shop Details

- * Shop typically open Tuesday through Saturday (three chairs total)
- * Three chairs available. \$225 per chair, per week. total \$900 per month
- * Low monthly product costs
- * Hair cut \$40
- * Hair and beard \$45
- * Hair beard and brows \$55
- * SMP \$400 Scalp micro pigmentation
- * Currently there are two barbers who rent chairs regularly.

Seller Financing available:

- * 2-year term
- * Balloon payment schedule

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Above- Open room for waiting area, treatment or professional office use.



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Above- Separate room used as a break room / office.



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Above -Waiting area



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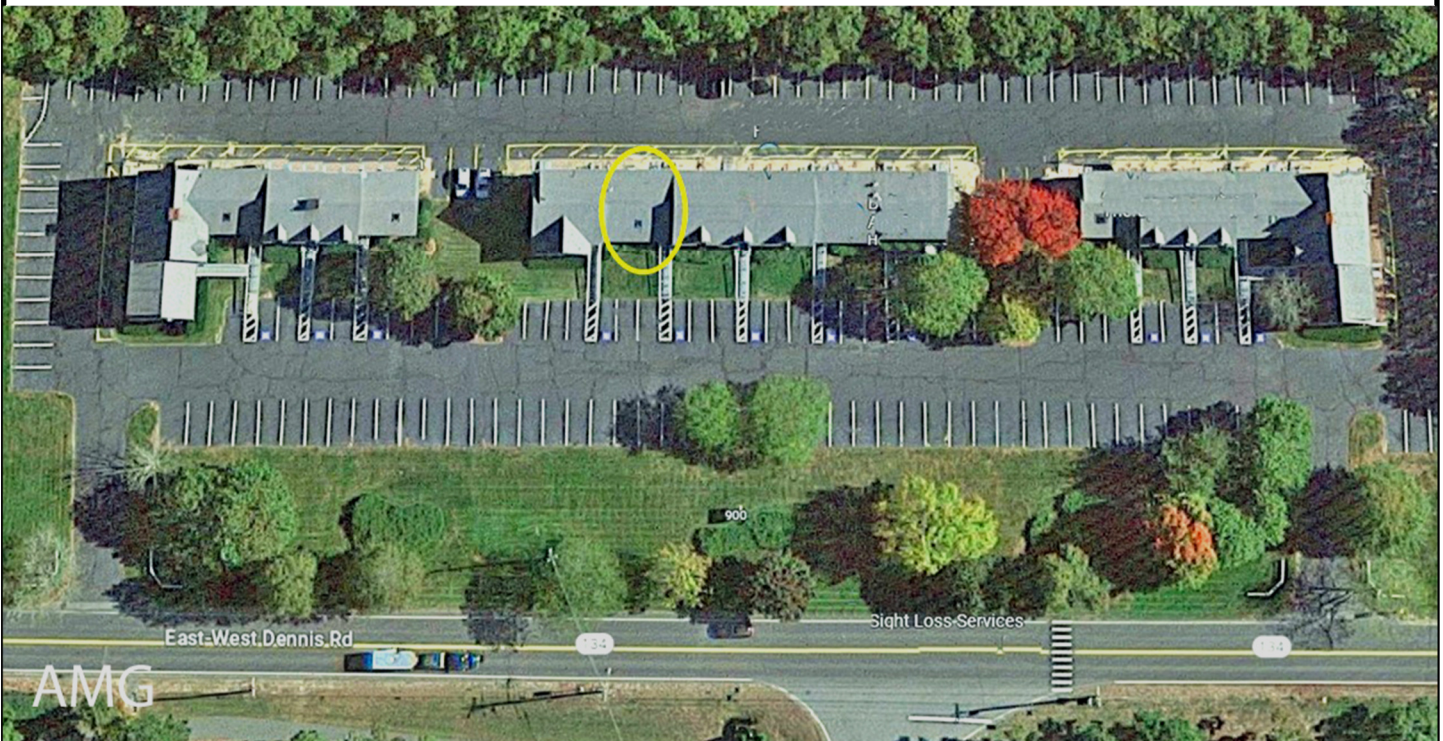
Bathroom has been remodeled with décor to match the barber shop. While this is technically a common bathroom, is it used solely by the barber business currently.



Always Faded Barber Studio



Above –Entrance to the building



Ample parking shared amongst three buildings in
Towne Plaza Condominium Complex

