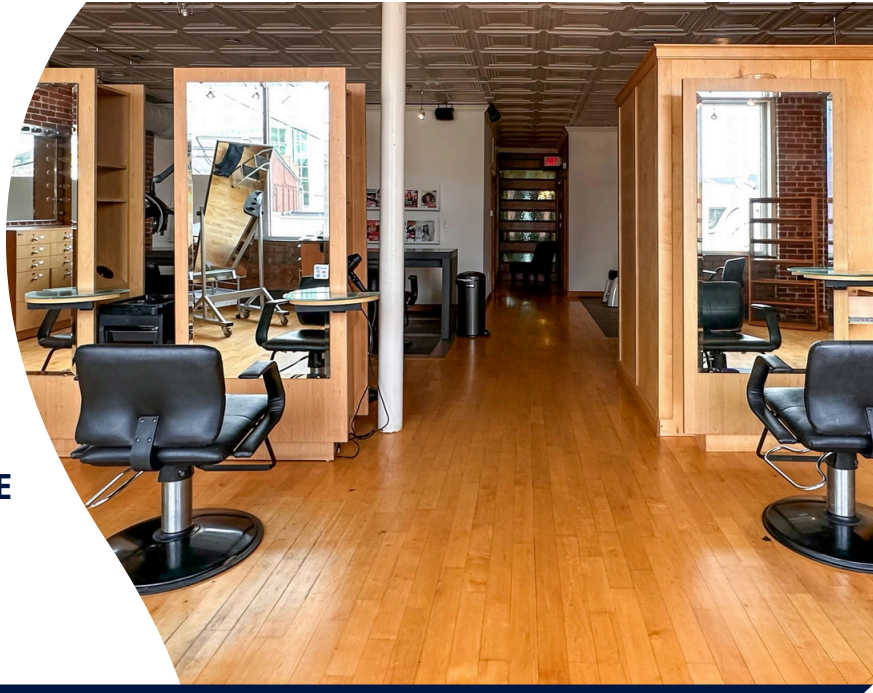
TURNKEY SALON & SPA

FULLY EQUIPPED | PRIVATE STUDIOS



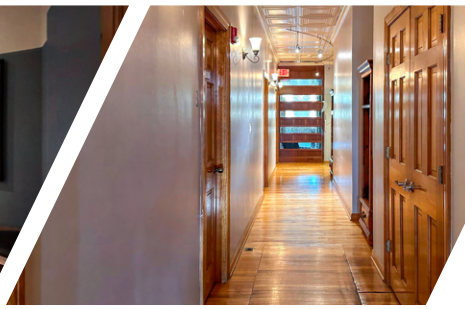
SALON WITH PRIVATE STUDIOS AVAILABLE

7 Years Remaining on Lease and Salon.
Equipment Available for Purchase.
Total Price of Equipment $49,000

23 Franklin Street, Torrington, CT 06790

assemblagesalon.com



ESTABLISHED SALON & SPA SPACE AVAILABLE

An exception opportunity to bring your vision to life

GROSS LEASE + UTILITIES

Building maintenance included. Tenant responsible for utilities.

INDUSTRIAL-CHIC DESIGN

Exposed brick, hardwood floors, high ceilings, large windows, and lots of natural light.

TURNKEY SALON & SPA OPPORTUNITY

Fully equipped salon and spa ready to operate your business from day one

STREAMLINED LEASE TRANSFER

Easy transition for the new tenant, subject to landlord approval.

Ideal spaces for:

BROKER PROTECTED

SALON | MASSAGE | ESTHETICS | WAXING | LASHES | PIERCING | TATTOO | RETAIL

Monthly Rent: $2,500 | **Furniture & Equipment:** $49,000 | **Deposit:** $2,500
7-Year Lease Assignment Opportunity

LET'S FIND THE RIGHT SPACE FOR YOUR BUSINESS.
CONTACT JULIA FERNANDES TODAY!

(917) 676-8461 julia@doverbenedictgroup.com

Scan me!

2,700 SF
EQUIPMENT AVAILABLE
PRIVATE STUDIOS

RECEPTION & AMENITIES

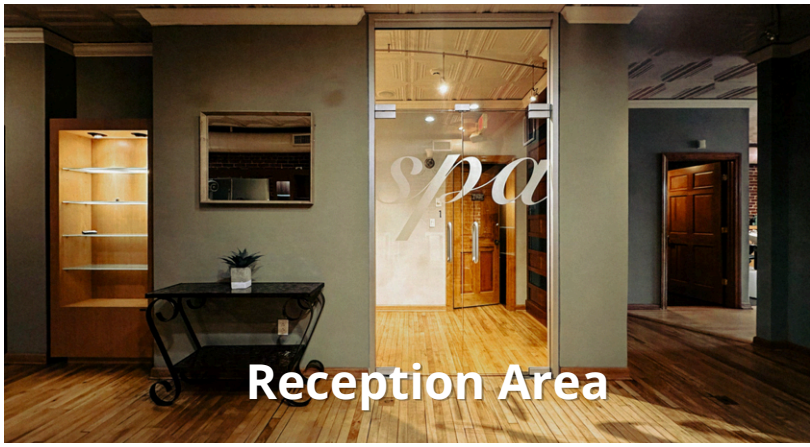

Reception Area


Reception Area


Reception Area


Reception Area


Reception Area


Reception Area

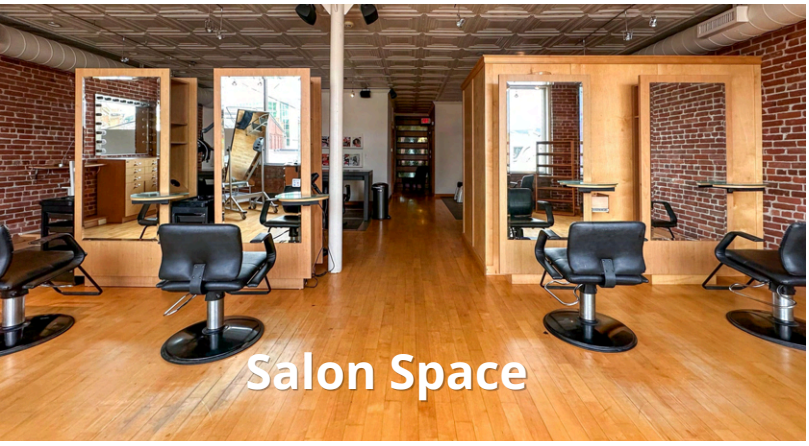

Common Restroom

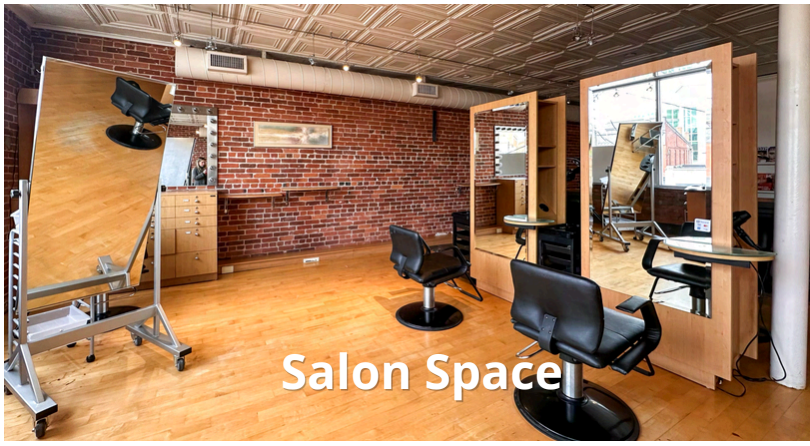

Common Restroom

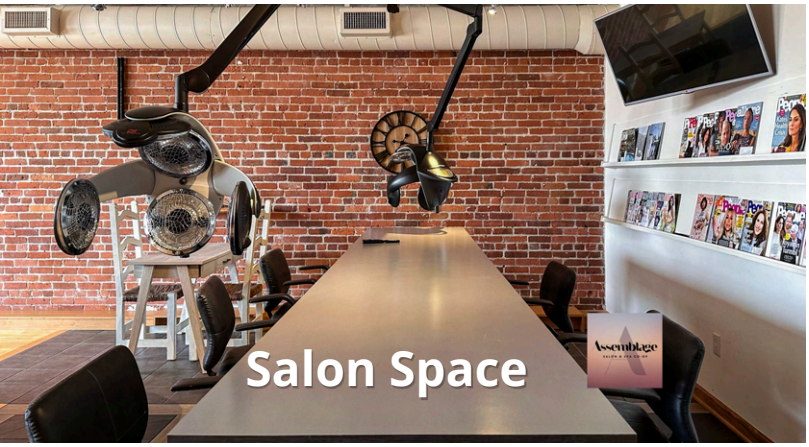
HAIR STYLING & SALON AREAS


Common Kitchen


Common Kitchen

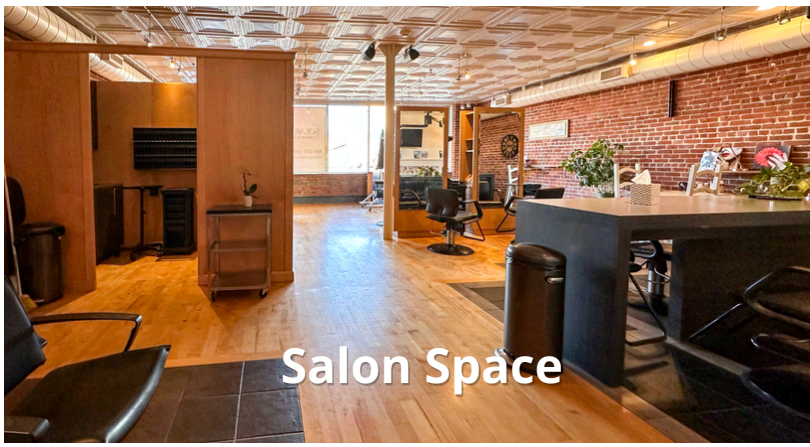

Salon Space


Salon Space


Salon Space


Salon Space


Salon Space


Salon Space

SALON EQUIPMENT & FEATURES

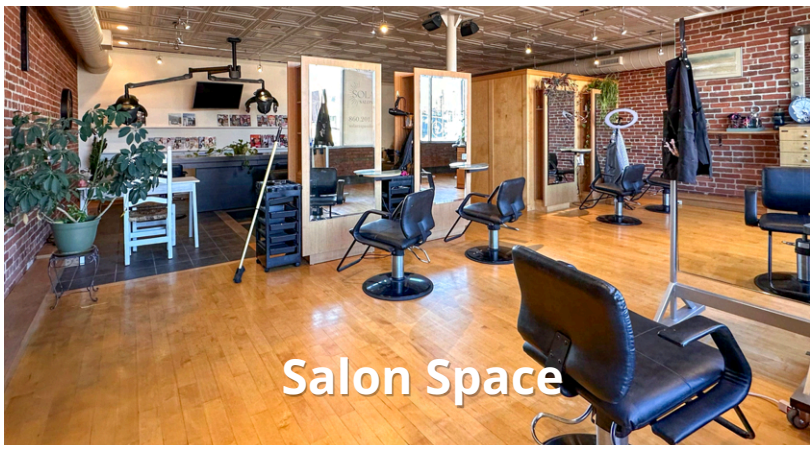


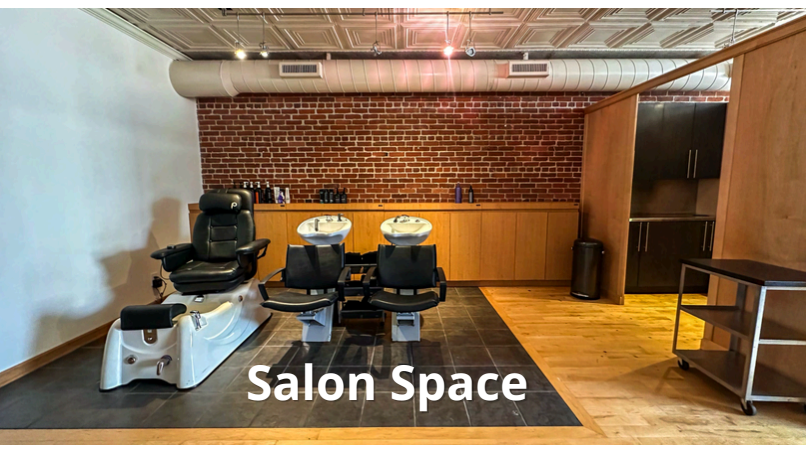


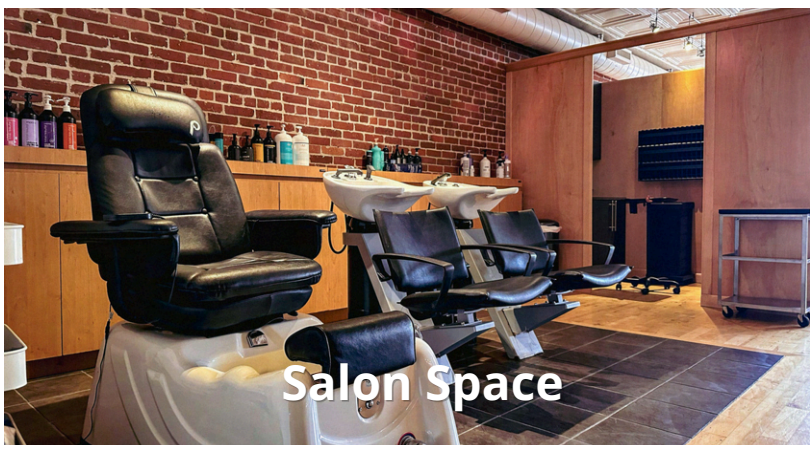








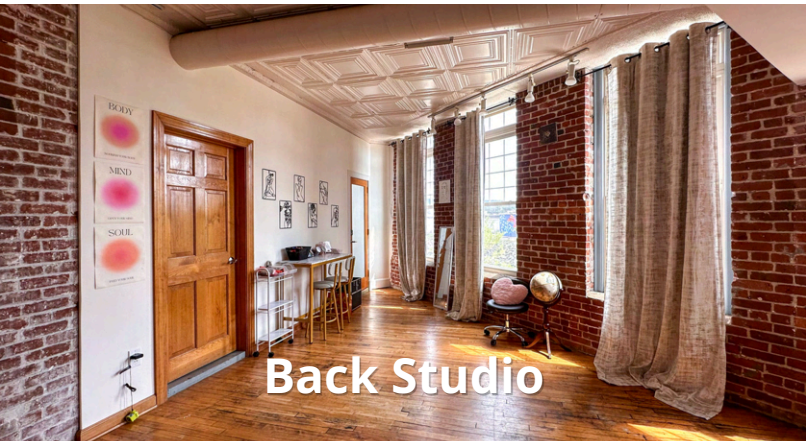




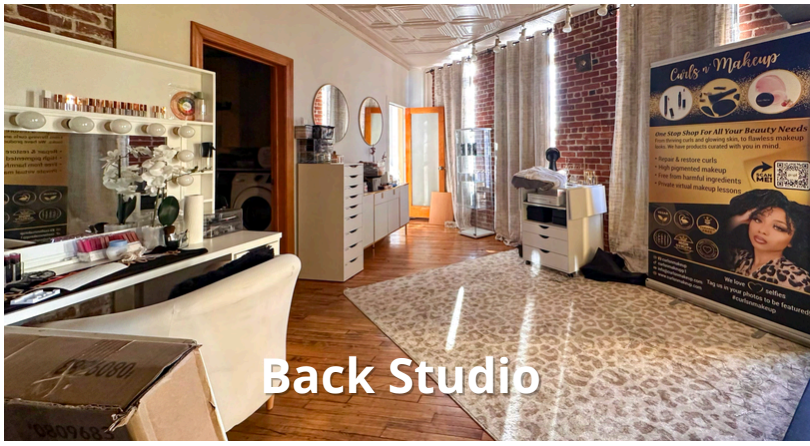
PRIVATE TREATMENT STUDIOS


Private Studio Hallways


Private Studio Hallways

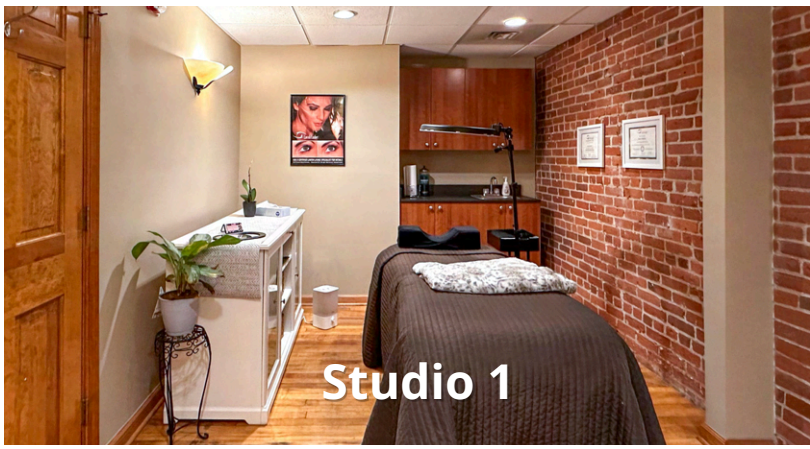


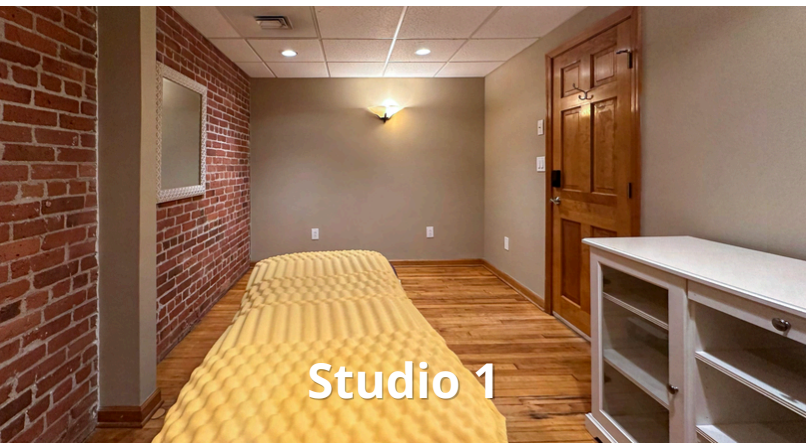
Back Studio



Back Studio


Back Studio


Studio 1


Studio 1

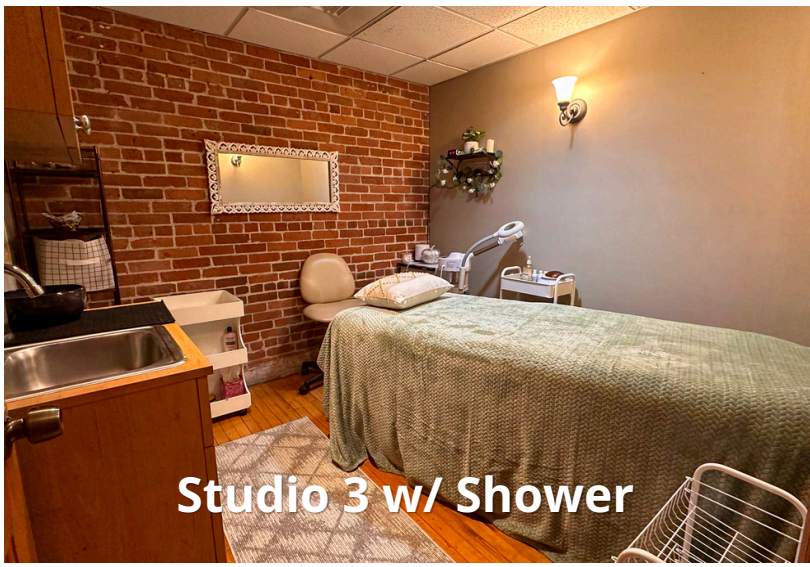

Studio 1

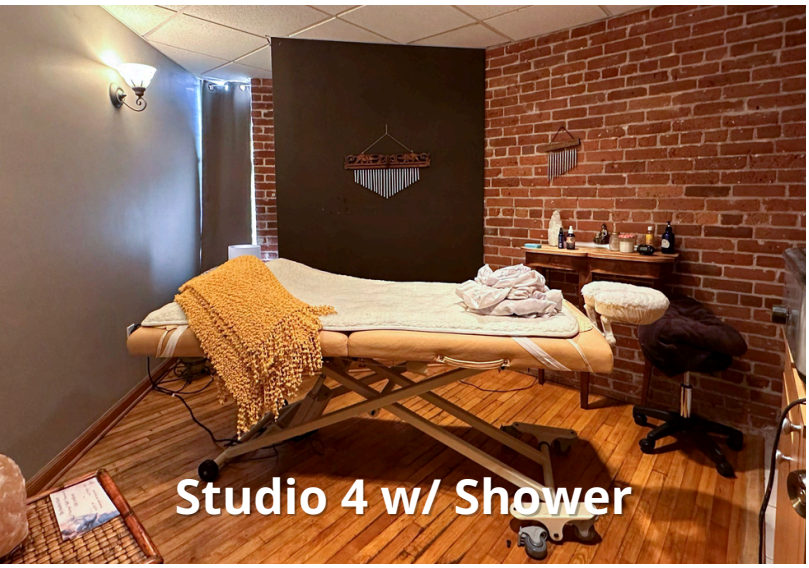
PRIVATE TREATMENT ROOMS

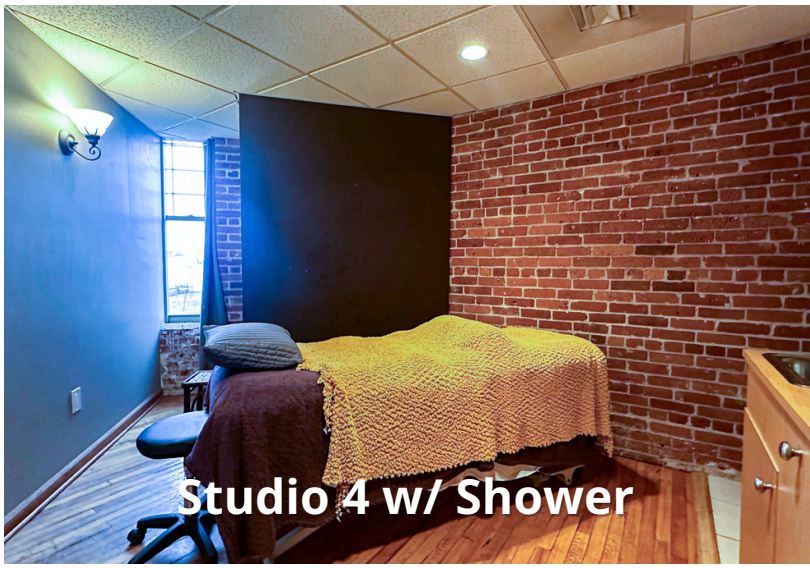












LEASE DETAILS

Property SF: 2,700 SF | **Monthly Rent**: $2,500 | **Utilities**: Heat, Electricity, Internet and Phone | **Deposit**: $2,500
Lease Takeover Term: 7 Years

LEASE TERMS

Lease Assignment: 7-Year Term

January 1st, 2027 → December 31st, 2033

YEAR 1: $2,500
YEAR 2: $2,600
YEAR 3: $2,650
YEAR 4: $2,700
YEAR 5: $2,750
YEAR 6: $2,800
YEAR 7: $2,850

EQUIPMENT AVAILABLE FOR PURCHASE $49,000

- Salon chairs and styling stations
- Styling mirrors
- Hair drying stations
- 2 shampoo bowls
- Makeup storage cabinets
- Hair color bar
- Salon carts and side tables
- Sofas and lounge chairs
- Reception desk
- Kitchen table and chairs
- Electric esthetician/massage treatment beds
- Esthetician lighting and mirrors
- Esthetician stools
- Pedicure chair
- Washer and dryer

PROPERTY LAYOUT

Spacious reception area, eat-in kitchen, dedicated shampoo, coloring and drying areas, expansive hair styling section, two restrooms, a large two-room studio with laundry facilities, and four private treatment studios, two with showers.

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