

1780 S Koeller Street
Frequently Asked Questions

- Quantities:
 - 15 stylist stations
 - 2 manicure stations
 - 3 pedicure stations
 - 2 makeup stations
 - 5 shampoo stations
 - 6 flex rooms

- Square footage:
 - Total square footage = 3,348
 - Includes 750 square feet of private offices/rooms and 1,784 square feet of retail/showroom space

- Parking:
 - 30 spaces
 - Includes 2 handicap spaces

- Employees:
 - 17 total employees
 - Includes 9 stylists, 2 massage therapists, 2 estheticians, 1 nail tech, and 3 front desk

- Noteworthy items:
 - Located between major shopping centers and hotel
 - Includes 26 feet of frontage road access
 - Easy access driveway (no easements)
 - This building is completely ADA compliant
 - The tankless water heater is brand new
 - Security system included
 - Decor & fixtures included as well as available inventory (see inclusions list for more details)
 - Owner to provide up to 60 hours of transitional training and support during the first 6 months after the sale of the business
 - Business to be sold with database/past customer list
 - Business P&L statement available for review upon request
 - Includes insight into annual utility & insurance expenses, as well as employee expenses

- Potential building uses:
 - Hair salon/spa, Nail salon/spa, Barber shop, Blow dry bar, Lash studio, Brow studio/microblading, Makeup studio, Esthetician/facial spa, Waxing studio, Tanning salon, Med spa, Permanent jewelry studio, Tattoo studio, Piercing studio, Massage therapy, Physical therapy, Occupational therapy, Chiropractic office, Acupuncture studio, Reflexology studio, Holistic wellness center, IV hydration lounge, Wellness clinic, Counseling/therapy office, Mental health practice, Speech therapy, Nutritionist/dietitian office, Private medical office, Women's wellness clinic, Functional medicine office, Audiology/hearing clinic, Yoga studio, Pilates studio, Personal training studio, Dance studio, Mobility/recovery studio, Beauty supply boutique, Skincare/cosmetics boutique, Apothecary/herbal shop, Boutique fitness apparel, Self-care gift shop, Professional office suites, Coaching/consulting office, Photography studio, and MORE