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54 Main St, Leominster, MA 01453



Price: \$1,500,000

Exceptional turnkey investment opportunity with a cap rate of approximately 8.5%. This listing comprises 4 commercial condominiums, converted into 19 salon suites, perfectly situated in the thriving business area of Leominster. Spanning around 5,000 square feet, this property boasts elegantly renovated salon service spaces, complemented by a reliable rental history. The suites enjoy excellent visibility on Main St and Merriam Ave, enhancing their marketability. Ranging in size, the 19 suites cater to a diverse group of salon professionals. Each suite benefits from accessible plumbing, either within the suite or in shared areas, and three generously sized waiting areas elevate the experience for clients, distinguishing this property from typical salon suite offerings. Don't miss out on this exceptional chance to invest.

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Property Highlights

Cap Rate: ~8.5% strong return

Size: ~5,000 square feet total

Layout: 4 commercial condos configured as 19 individual salon suites

Location: Prime Main Street frontage in Leominster, MA

Occupancy & History: Proven rental history with high market demand

Turnkey Income: Fully built-out salon suite model generates diversified income streams from multiple beauty professionals.

Desirable Layout: Features three large waiting areas that set this property apart from local competitors.

Flexible Infrastructure: Individual or common-area plumbing supports a wide variety of salon and wellness uses.

Business-Friendly Area: Located in a strong retail corridor with high daily traffic visibility.



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Major Tenant Information

Tenant	SF Occupied	Lease Expired
Undisclosed	-	



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Property Photos



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Property Photos



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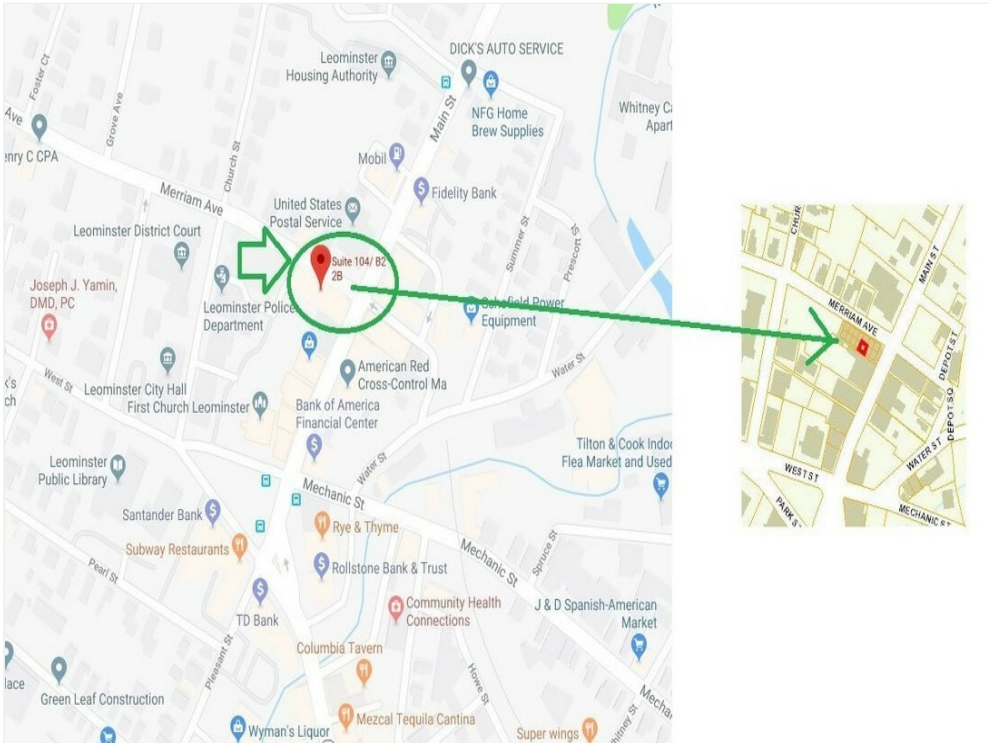
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Property Photos



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Building Photo

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Property Photos



Building Photo



Building Photo

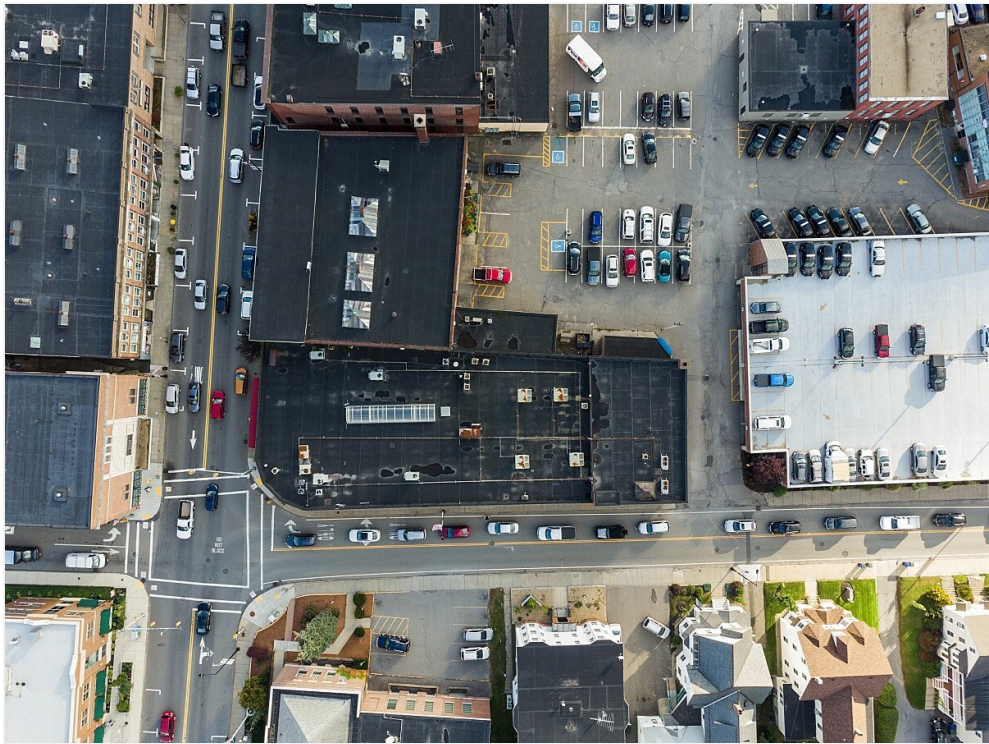
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Property Photos



Building Photo



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Location

