

ARTHUR BERRY & COMPANY

Business Brokerage Professionals
and Commercial Real Estate

DAY SPA AND SALON

East Idaho Location

THE COMPANY

This day spa and salon was opened in 2009 in the current location. The business operates as a full-service salon and spa offering microdermabrasion, facials, chemical peels, manicures, pedicures, acrylic nails, hair, tanning, airbrush tanning, red light therapy treatments, waxing, massage and more! This salon and spa is home to 20 licensed and skilled Stylists, Estheticians, Nail Technicians, Massage Therapists, Cosmetologists, and 2 receptionists.



Click [here](#) to view images



THE REAL ESTATE

The business could be purchased without the building, allowing the buyer to negotiate a lease with the current owner. The owner will also consider selling the building by itself. The building could also be purchased separately from the business and re-purposed into office space.

THE LOCATION

The company operates out of a 4,977 square foot facility on 0.35 acres in a high traffic location. Finished square footage is 4,295 with 682 unfinished in the basement. In 2018 the owner installed a new roof. There is adequate room on the property to add additional treatment rooms, and there is a second outside entrance. The basement could be finished as an office, break room space, or storage area, leaving those spaces upstairs to be repurposed into additional private rooms.

THE STRENGTHS

- Modern facility in high traffic location
- Consistent booth / room rental history
- Strong brand name in the community
- One stop shop for all Spa and Salon services.
- Ability to grow in current location

THE REASON FOR SELLING

The owner has a young growing family she would like to spend more time with.

THE IDEAL BUYER

This business is ideally suited to an Owner/Operator Stylist, Massage Therapist, Nail Technician, Esthetician, or investor looking to invest in this industry.

ASKING PRICE

\$110,000

(Business and Inventory Only)

\$735,000

Business w/Real Estate

\$625,000

(Building Only)

TERMS:

Cash

ASSETS

Furniture, Fixtures & Equipment	\$75,000
Inventory	<u>10,000</u>
Total Assets	\$85,000

All values provided by Seller

INCOME STATEMENT SUMMARY

Contact Agent

Financial information provided by Seller

Request Additional Information:

TO RECEIVE FURTHER INFORMATION, sign and return the [Confidentiality Agreement](#) found on our web site. If you prefer, this agreement can also be requested by contacting the agent listed below.

Chip Langerak

Call 208-535-9905

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