

1173 Queen Street, Southington, CT-1,541 sf Retail Suite for Lease with/without Business



Business For Sale – Blooming Lashes – Gross Revenue Per Year with 1-2 producers - \$150,000; Net \$100,000; On-call part time work or full time; Business is intentionally underperforming.

Business For Sale = ~~\$25,000 to \$30,000~~ Reduced = \$5,000-\$10,000; Owner seeks to relocate to be with family in New York.

Ownership/Management – With a qualified lessee, Business Seller may offer to train for 1-2 months if licensed. An untrained owner can own and hire managers and staff. 1-2 managers with 2-years experience required and staff can work for the managers and owner or Owner can self-perform if trained and licensed. New licensee requires extensive hours and \$20,000 cost. Existing licensees and managers may be available.

Lease – New lease required; Business alternatives may be explored ranging from restaurant to retail to retail-office to sports. Shopping Center is trending to family friendly and associated tenancies are welcome. Current Deposit on hand \$10,000; Similar may be required for release of existing Deposit. Total Move in \$15,000 to \$20,000. Offers may be considered.

Kenneth Labbe
PREM
Associate Real Estate Broker
Direct - 203-391-6805
Cell - 860.891.8551