

## Turnkey Salon & Beauty Space for Lease 2115 Bedford Ave, Belmore, NY 11710



### Highlights:

- Size & Frontage: Approximately 1,400 SF with 20 feet of frontage prominently located on Bedford Ave in the heart of Village of Bellmore, offering excellent visibility and foot traffic.
- Features: Fully equipped hair salon area, additional open-concept beauty/service area, multiple private suites that can be utilized for a variety of beauty, wellness, or professional services.
- Amenities: HVAC, ADA-compliant restroom, hot water, and a private parking lot for employees and customers at the rear of the building.

### Lease Terms:

- Monthly Rent: \$5,900 includes base rent, base property tax and Common Area Maintenance.
- Lease Duration: 5-year or 10-year lease terms available.

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