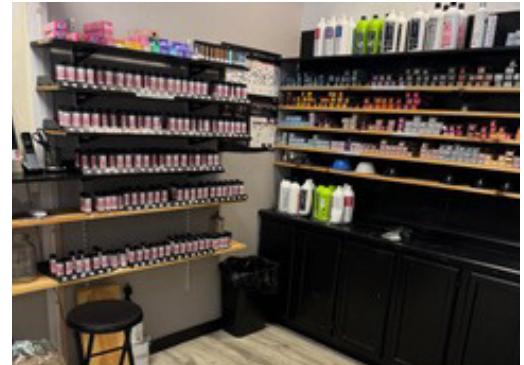


TURNKEY HAIR SALON OPPORTUNITY

Norwalk, CT

HAIR SALON
SUBLEASE



456 Main Avenue

NORWALK, CT 06851

- **1,000 SF of salon space** with a current lease in place through **October 31, 2025**
- **Monthly rent: \$3,100** (inclusive of taxes, insurance, and common area maintenance)
- **Ample free parking** for clients and staff
- **New rooftop HVAC unit** recently installed for optimal comfort
- **Owner open to negotiating a new lease** for a qualified buyer

RETAIL

1,000 **\$3,100/mo**

SQFT **OFFERED AT**

OWNER ASKING FOR

\$35,000 in Key Money



KIM GALTON

Licensed Real Estate Salesperson

M 914.953.7585 O 914.798.4900

kgalton@houlihanlawrence.com

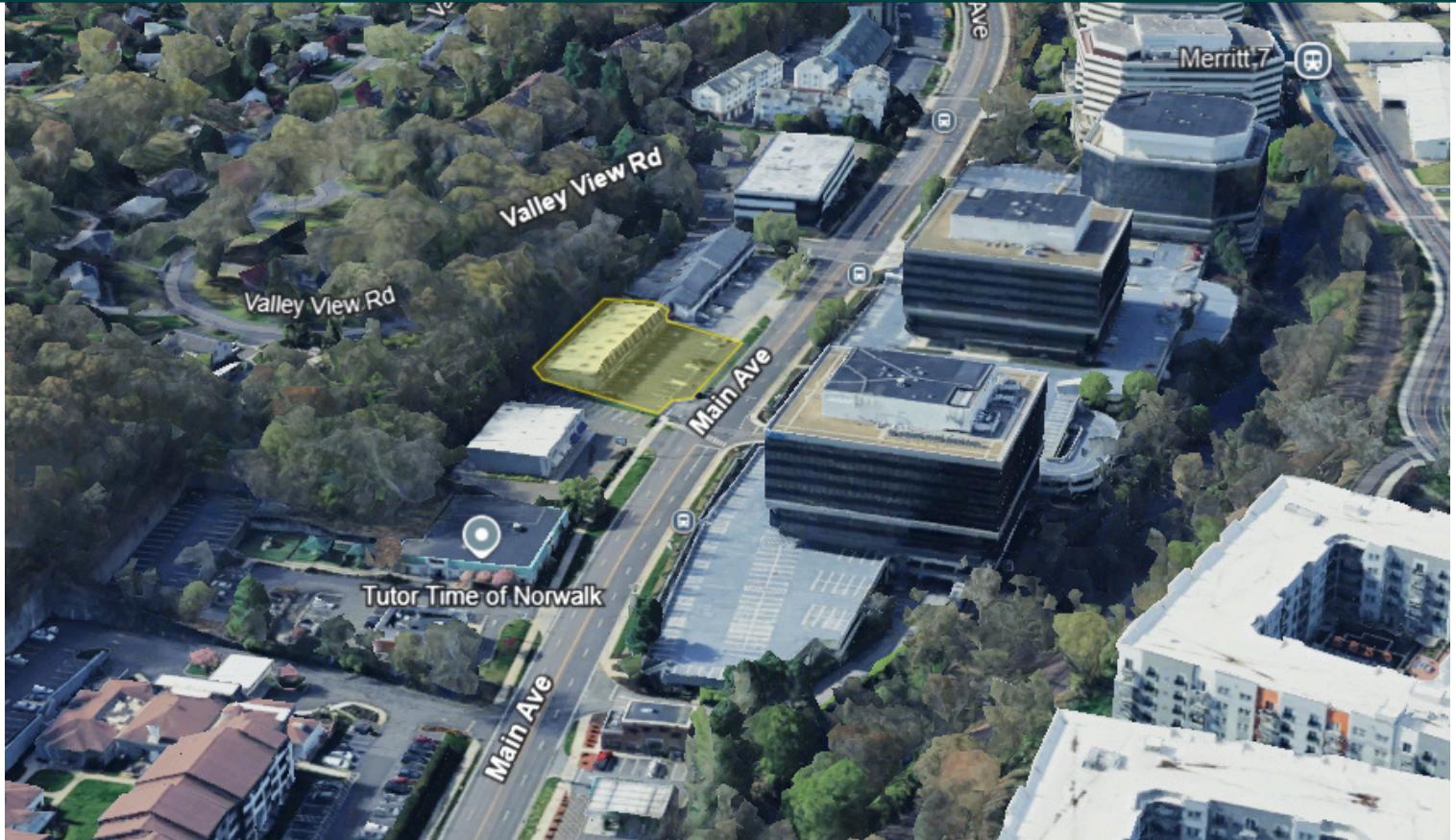


HOULIHAN LAWRENCE
COMMERCIAL

TURNKEY HAIR SALON OPPORTUNITY

Norwalk, CT

HAIR SALON
SUBLEASE



PROPERTY OVERVIEW

Take advantage of this incredible opportunity to sublease and acquire a well-established, fully equipped hair salon in a prime Norwalk, CT location! Recently renovated within the last five years, this modern salon features state-of-the-art equipment, including 8 styling chairs and 3 sinks, providing the perfect setup for beauty professionals looking to grow their business.

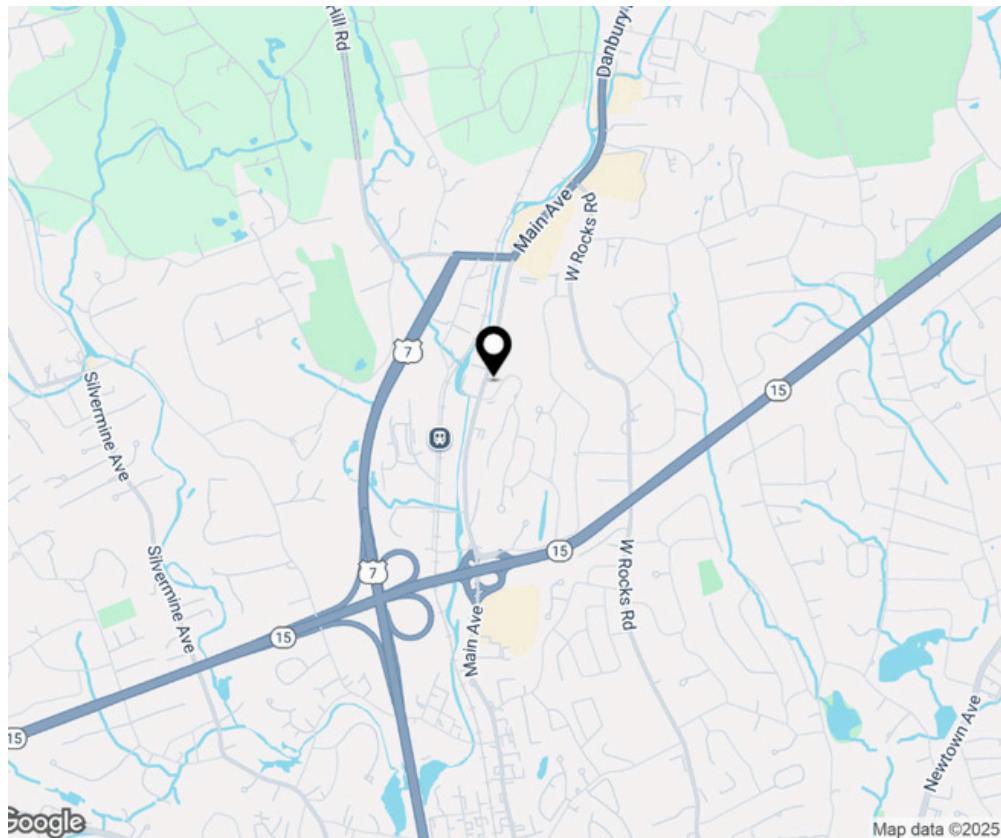
The owner is asking \$35,000 in key money, plus the sublease rental through October 31, 2025. Don't miss out on this fantastic opportunity to take over a stylish, fully operational salon in a thriving location!



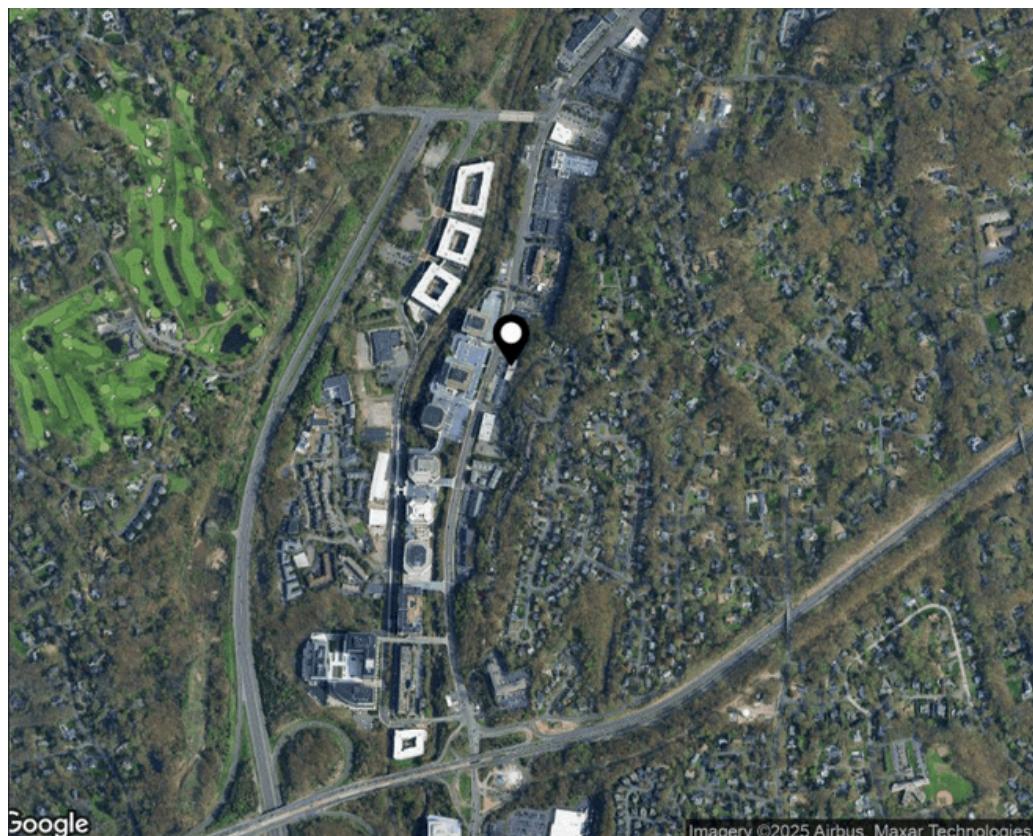
HOULIHAN LAWRENCE
COMMERCIAL



Regional Map



Aerial Map



HOULIHAN LAWRENCE
COMMERCIAL

The information contained in this Offering Memorandum is confidential, furnished solely for the purpose of review by a prospective purchaser of certain information relating to the property mentioned herein (the "Property"), and is not to be used for any other purpose or made available to any other person without the prior written consent of HLC. The material is subject to errors and omissions and based on information supplied by sources deemed reliable.