



123 Wolfs Lane

PELHAM, NY



HOULIHAN LAWRENCE
COMMERCIAL

RARE OPPORTUNITY TO ACQUIRE A FULLY EQUIPPED SALON - MOTIVATED SELLER!

Rare chance to **own a fully built out salon in Pelham** located in a vibrant shopping district. This 1,200 SF space has been **fully renovated** including seven styling chairs, two barber chairs, and a full shoeshine area providing the perfect setup for beauty professionals looking to grow their business! There is street parking, as well as municipal parking behind the salon, and a merchant permit is available through the town. **This is an established business for over 25 years with a strong client following - don't miss this one!**

KEY MONEY BUILT OUT SALON

1,200
SQFT

\$100,000
OFFERED AT

**NEW LEASE CAN BE NEGOTIATED
DIRECTLY WITH LANDLORD**



KIM GALTON

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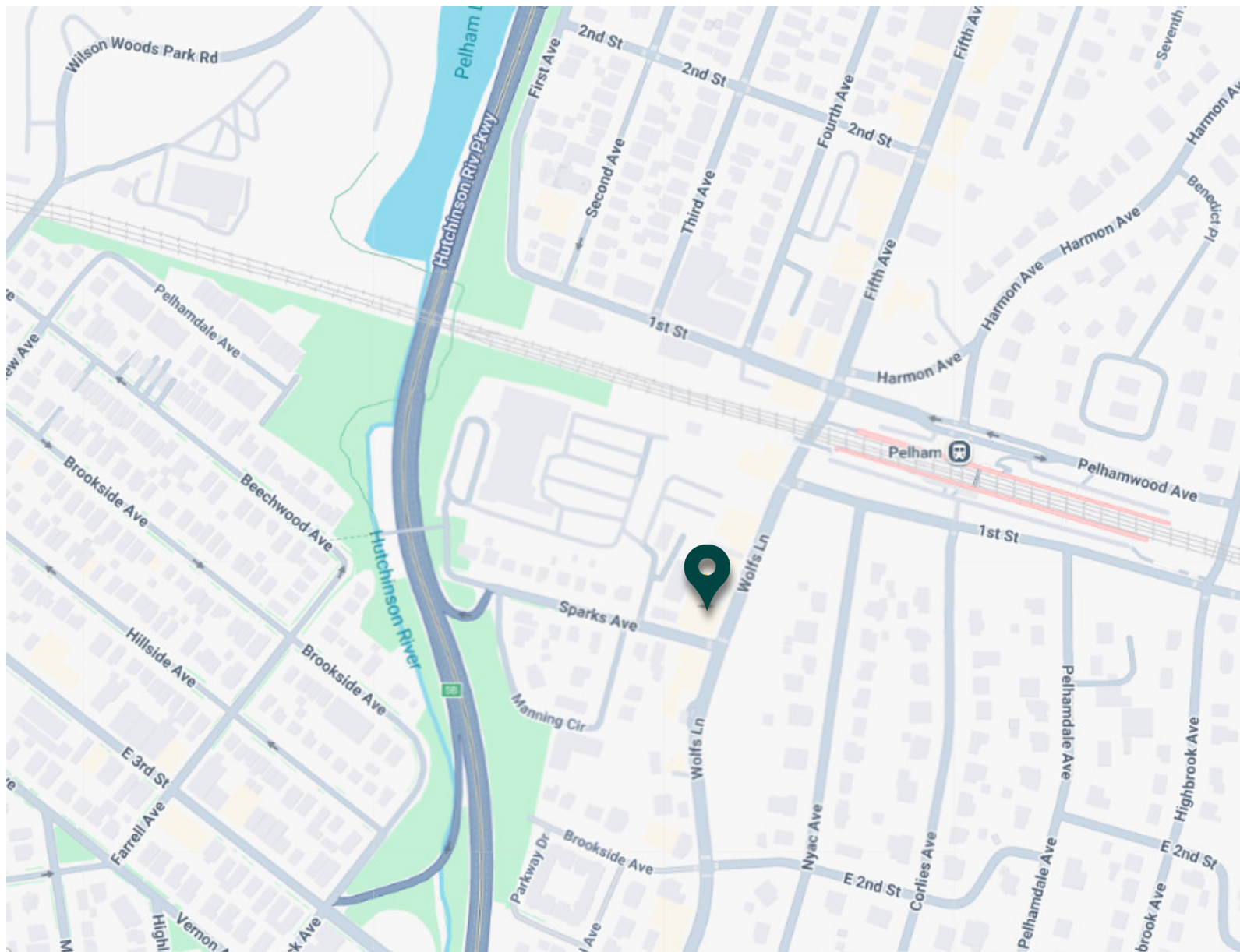
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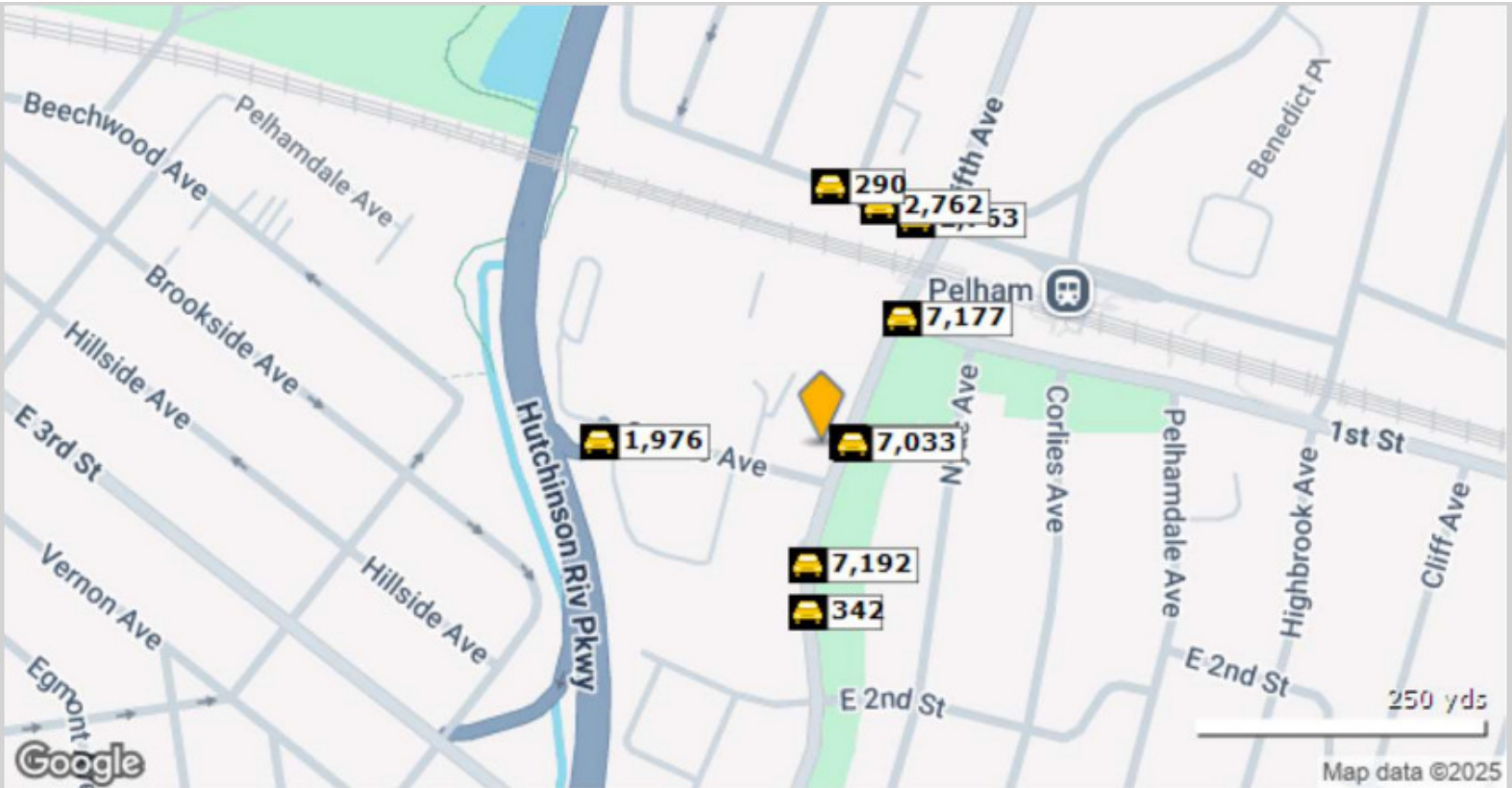


Location Map



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Traffic Count



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Wolfs Ln	Sparks Ave	0.03 SW	2018	5,997	MPSI	.02
2	Wolfs Ln	Sparks Ave	0.03 SW	2022	7,033	MPSI	.02
3	Wolfs Ln	1st St	0.00 SW	2023	7,192	MPSI	.06
4	Wolfs Ln	1st St	0.00 SW	2025	7,177	MPSI	.08
5	Wolfs Lane	Sparks Ave	0.04 N	2025	342	MPSI	.08
6	907W Exit 10 from SPARKS AVE to 907W	Sparks Ave	0.01 NE	2023	1,976	AADT	.11
7	1st St	Pelhamwood Ave	0.01 E	2022	2,763	MPSI	.12
8	1st St	Pelhamwood Ave	0.01 E	2023	2,771	MPSI	.13
9	1st Street	Pelhamwood Ave	0.01 E	2025	2,762	MPSI	.13
10	1st Street	3rd Ave	0.01 W	2025	290	MPSI	.13

Costar

