

Presenting an exceptional opportunity to own a fully operational, turn-key salon and retail boutique space located in the growing market of Piedmont, OK. This 3150 sq ft commercial property is thoughtfully designed and fully equipped for immediate occupancy by hair salon operators, beauty professionals, med spa owners, or real estate investors seeking an income-producing property with multiple revenue streams.

Property highlights:

3150 sq ft free standing commercial building

Composition shingle roof

Updated 200-amp electrical panel

5-ton package HVAC unit for efficient climate control

2 hot water tanks

Kitchenette and two restrooms for staff and clients

Three private offices with a back door entrance

Exposed ceilings with visible ductwork for a modern industrial aesthetic

LED recessed lighting throughout

Salon Features:

9 Fully equipped styling stations

3 Wash stations

2 additional wash stations for special services

Semi-private alley parking with rocked alley and wall packs on the North Side

11 dedicated parking spaces, 1 ADA compliant handicapped space

Bonus Income Opportunity:

450 sq ft private boutique shop with a drive-thru window, ideal for additional income streams

Exterior Features:

Updated exterior façade with ¼ brick along Monroe Avenue frontage

Sale Terms:

Offered in As-Is condition

Furniture, Fixtures and Equipment (FFE) include: wash bowls, chairs, station furniture and storage furniture.

Marketing and Pricing:

Listed at \$625,000 ready to see some offers. All offers will be considered or countered

This property is perfectly suited for an owner-operator or an investor looking for a move-in-ready salon with immediate income potential. Take advantage of the built-in boutique space and prime location to grow your business.