

# FORMER ANDRA K SALON & SPA

615 SMITH ST, CLEARWATER, MN 55320



## PROPERTY DESCRIPTION

Inventure Real Estate is pleased to present the former Andra K Salon & Spa, a 3,685-square-foot turn-key salon and spa located at 615 Smith Street in Clearwater, Minnesota, available for sale or lease. This well-designed, fully equipped space allows an owner-user or operator to step in without the time and expense of a new build-out. The property features a welcoming reception area, eight salon stations, three wash stations, and four drying chairs, along with a full-service spa setup including three manicure stations, three pedicure stations, and two private massage rooms. Additional amenities include a dispensary/color bar, staff break room, and approximately 30 parking stalls. Located in Clearwater with convenient access to major roadways, this property offers strong accessibility and visibility within the community. With its comprehensive build-out, functional layout, and availability for both sale or lease, 615 Smith St presents an excellent opportunity for salon professionals looking to establish or expand their presence in a growing market.

## PROPERTY HIGHLIGHTS

- 3,685 square foot turn-key salon & spa available for sale or lease
- Property is well located being only 0.25 miles from Interstate-94
- The space has a functional and efficient layout
- Salon features eight stations, three wash stations, and four hair drying chairs
- Spa features three manicure stations, three pedicure stations, and two private massage rooms
- Property also includes a large reception/waiting area, dispensary/color bar, break room, and 30 parking stalls
- All FF&E included in the sale price

## OFFERING SUMMARY

Sale Price:	\$850,000
Lease Rate:	\$16.00/SF (NNN)
Building Size:	3,865 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	24	92	269
Total Population	63	234	689
Average HH Income	\$107,967	\$102,456	\$104,524

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Retail Property

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