

123 Wolfs Lane

PELHAM, NY

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!**



KIM GALTON

Licensed Real Estate Salesperson

M 914.953.7585 O 914.798.4900
kgalton@houlihanlawrence.com



BARBARA R. HUBER

Licensed Real Estate Salesperson

M 203.609.1401 O 914.798.4900
brhuber@houlihanlawrence.com

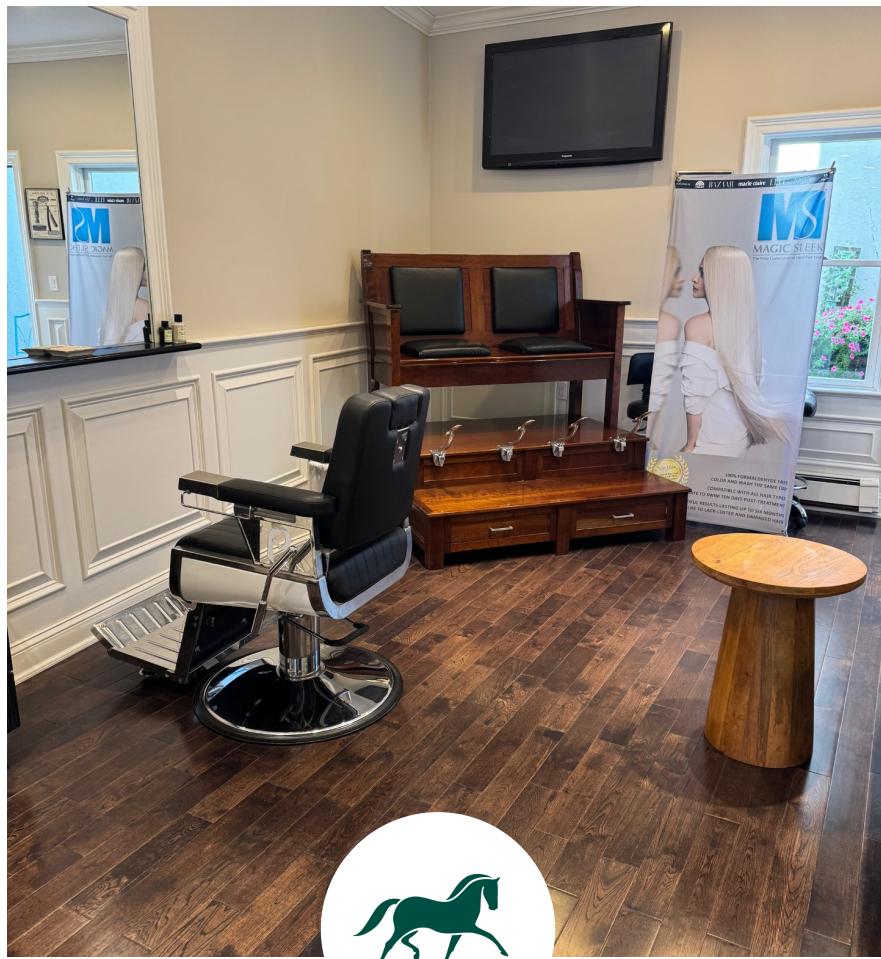
KEY MONEY BUILT OUT SALON

1,200 **\$200,000**
SQFT **OFFERED AT**

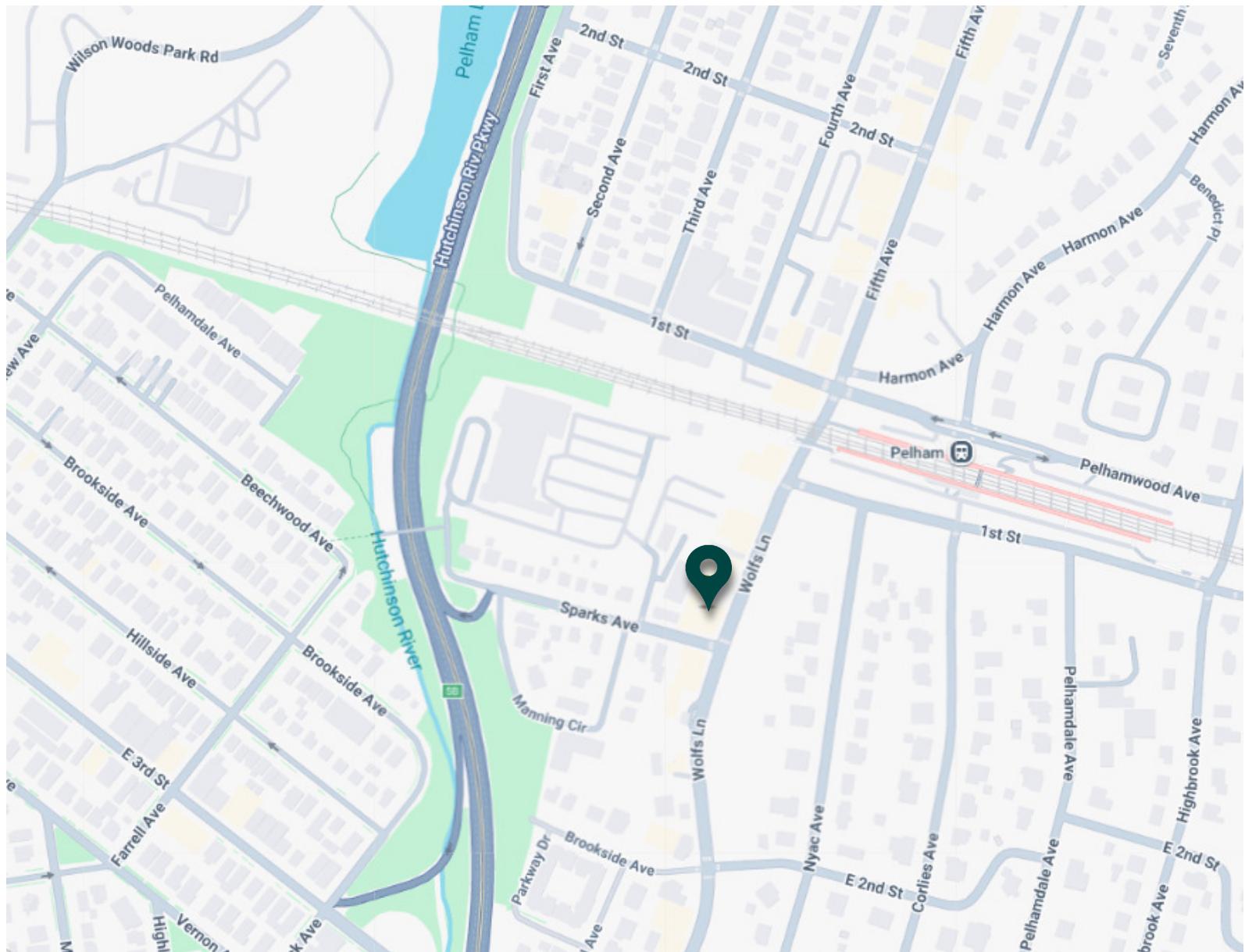
**NEW LEASE CAN BE NEGOTIATED
DIRECTLY WITH LANDLORD**



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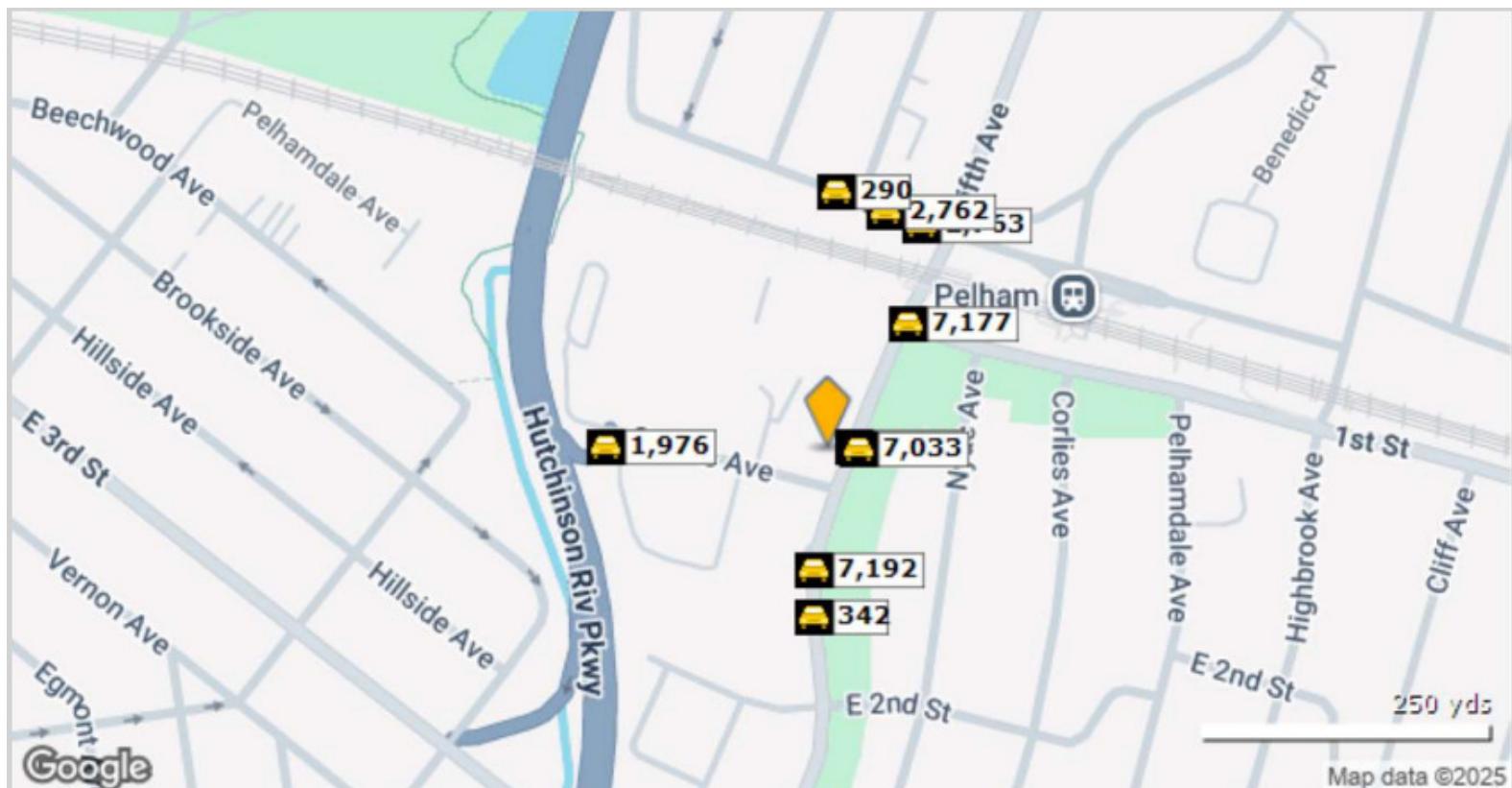
Location Map



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Traffic Count



Map data ©2025

| | 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



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