



651 Enfield St

651 Enfield St, Enfield, CT 06082



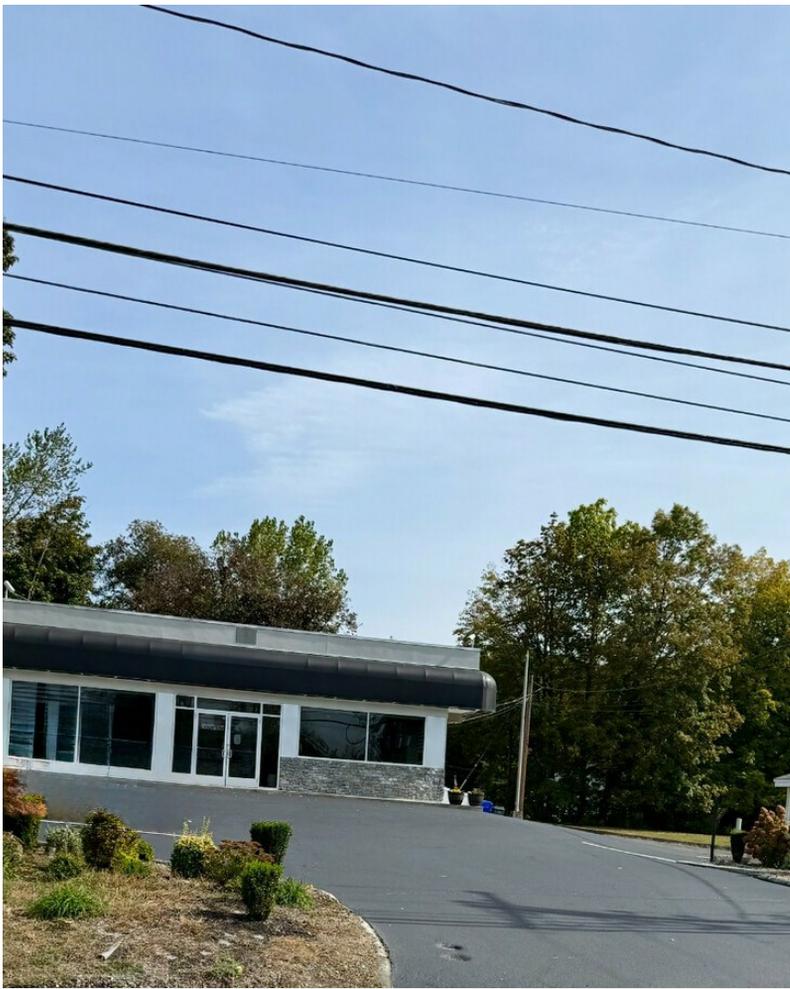
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651 Enfield St

\$599,999

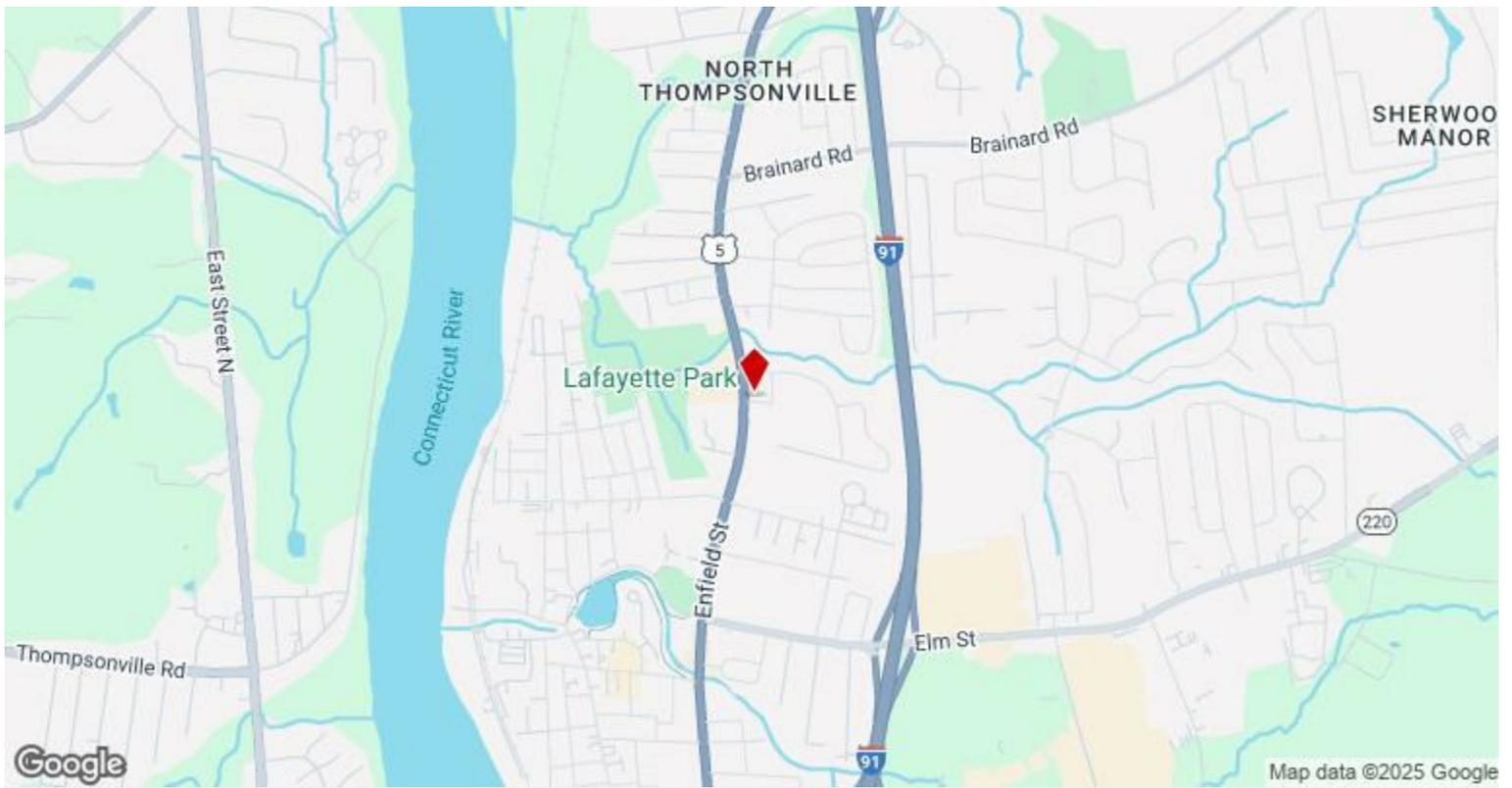
Located along a high-traffic main road in Enfield, this established, fully upgraded hair and beauty salon is a prime passive investment opportunity. Offering a modern, open-concept layout, the salon features a well-equipped space designed for both client comfort and operational efficiency. The business is secured by a five-year lease, of which 3 years are left. With an additional five-year option. Tenant responsible for utilities providing long-term stability for a passive investor. Roof was redone in 2024. The parking lot was just repaved and striped. The salon includes two hair stations, with a wash basin. There are five nail stations and five pedicure stations. A well-appointed back bar area and a separate wash area for clients further enhance the functionality of the space. Two private facial rooms are also included, each furnished with two salon beds and equipped with sinks and ample counter space, making them perfect for personalized skin treatments. The salon also features an accessible bathroom and a spacious waiting area with four chairs. The lower level of the property has a dedicated employee recreational area, complete with its own bathroom and additional private spaces. The large,...



Price:	\$599,999
Property Type:	Retail
Property Subtype:	Freestanding
Building Class:	C
Sale Type:	Investment
Lot Size:	0.20 AC
Gross Building Area:	3,170 SF
No. Stories:	1
Year Built:	1966
Tenancy:	Single
Parking Ratio:	3.15/1,000 SF
Zoning Description:	R33
APN / Parcel ID:	ENFI-000032-000000-000025
Walk Score ®:	68 (Somewhat Walkable)

Major Tenant Information

Tenant	SF Occupied	Lease Expired
Marza Salon & Spa	-	



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