

2504 E. Veterans Memorial Pkwy S.



2,817 SQUARE FEET

\$435,000

Welcome to 2504 E. Veterans Memorial Parkway S.

***This beautifully maintained suite is located within the
Sycamore Professional Village in Lafayette.***

***Formerly a full-service salon, the space is move-in ready
for a salon operator but is also easily adaptable for a
variety of retail or service uses.***

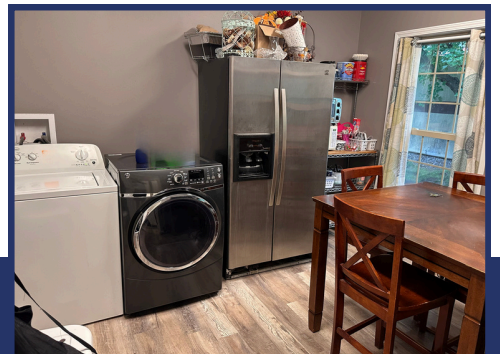


BRI POWELL
Broker/Realtor
765-426-2339
bri@truvantrealty.com



Key Features Include:

- 12 fully equipped hair stations &
- 3 nail stations
- Plumbing for 3 shampoo bowls
- Plumbing + ventilation for 3 pedicure chairs
- 5 private rooms (2 with plumbing in place)
- Breakroom with washer & dryer hookups
- 2 ADA-compliant restrooms
- 50 parking spaces for clients or guests



FOR LEASE:

2,817 Square Feet

\$14.00/SF/YR

NNN

CAM estimate

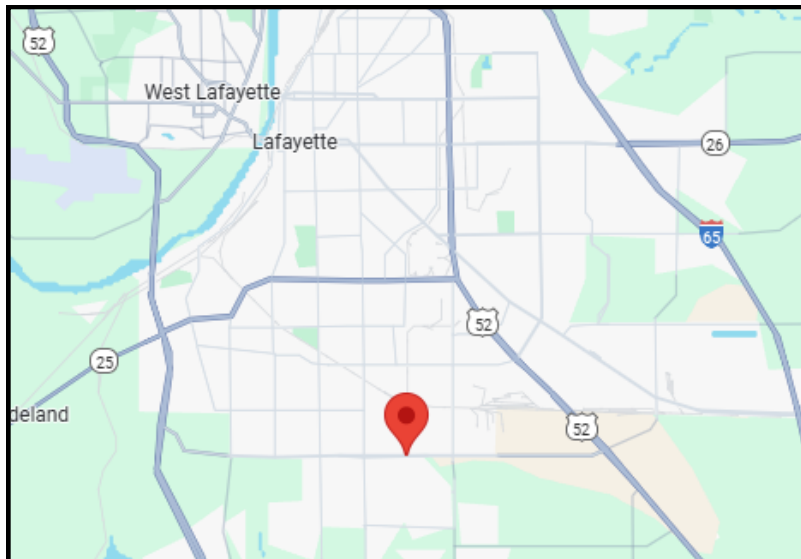
\$4.65/SF/YR

(CAM includes taxes,
insurance, landscaping,
snow removal, trash,
water, & sanitary)



Whether you're looking to open your next salon, spa, or wellness center or to convert the space for other retail/service use, this property offers exceptional value and a highly functional buildout. All while having great visibility along Veterans Memorial Parkway.

Call today to learn more or request a tour!



BRI POWELL
Broker/Realtor
765-426-2339
bri@truvantrealty.com

