

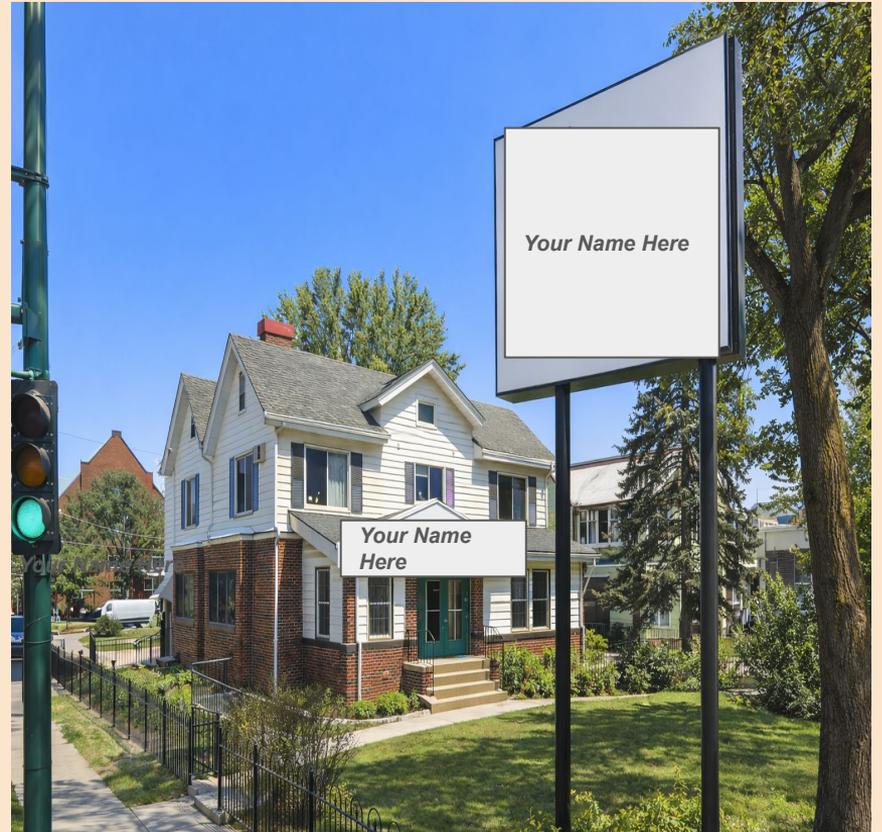
Passive Income Salon Suite Concept + Cafe

Vision Board for 3040 Lyndale Ave S



Brought to you by:
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3040 Lyndale Ave S



Reception Check- In/ Front Door





- Add walls/sinks in this room and make it suites
- It can be a booth rental area for nail techs, lash techs, hair, and/or MUA
- It can be apart of the cafe

(Main Floor)



(Main Floor)

- Add walls/sinks and make it suites
- It can be a booth rental area for nail techs, lash techs, hair, and/or MUA
- Can make this area apart of a cafe
- Waiting area/ lobby/ common area



Potential for 10+ Salon Suites for guests with a private entrance on the side for suites on the third floor, private kitchenette and bathroom included





*Laundry for tenants or can be converted
into a salon suite
(Main Floor)*

Basement can be used as storage for salon supplies, cafe materials and a private office. Also comes with a private entrance for easy loading and access .



Basement can also be renovated into a possible rental booth (nail station, booths for MUA, or hair stations) set up, storage can be moved into the laundry room.



Parking/Site



Including the 3 car garage, property comes with 18 parking spots.

There is also free ample street parking on both lyndale and aldrich street.

