

West Cobb Salon - Whitlock Avenue GA 30064, USA

RETAIL PROPERTY TYPE • NOI \$25,000 • INVESTMENT TYPE OWNER/USER

HIGHLIGHTS

PROPERTY HIGHLIGHTS

- Turnkey stall rental salon business in a prime Marietta location
- Seller will consider owner financing
- Established, cash-flowing business with a proven record of profitability
- Opportunity for owner-operator to utilize one stall while generating income from leased stalls
- Currently operating successfully with 5 of 7 stalls leased, providing immediate upside potential
- Fully renovated interior with modern finishes and an inviting client experience
- Located in a high-income demographic area with strong visibility and consistent drive-by traffic
- Favorable surrounding tenant mix supporting business growth and customer retention
- Ample on-site parking for clients and salon professionals
- Single-level access offering convenience and accessibility for all visitors
- Existing lease in place with over one year remaining, providing operational stability
- Excellent opportunity for salon professionals, investors, or entrepreneurs seeking a ready-to-operate business

SYSTEMS & MECHANICALS

- Professionally renovated salon space in excellent condition
- Functional stall rental layout designed for multiple beauty professionals
- Well-maintained interior with modern décor and finishes
- Single-story floor plan with easy customer access
- Dedicated utility and service infrastructure supporting salon operations
- Ample lighting throughout the salon for professional service environments
- Existing plumbing and utility connections configured for salon use
- Commercial HVAC system serving the space
- Established business systems and operational setup included in the sale
- Ample parking facilities supporting daily business operations

Buyer should independently verify all systems, equipment, lease terms, and business operations during due diligence.

AMY MOLLOHAN & CO.

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