



## For Sale

Location: **Sydney**  
Asking: **\$100,000**  
Type: **Health/Beauty**

### Beauty Salon in prime corner position at Cabramatta with over \$200K in fitout

Established in late 2024, this brand-new beauty and spa salon offers a rare combination of prime positioning and uncompromising luxury. Located in a prominent corner position in Cabramatta, the premises benefits from strong exposure, steady foot traffic and a striking glass-door entrance that ensures maximum visibility.

The premises features a beautifully executed over \$200,000 fit-out, creating an immediate "wow factor" with no expense spared in delivering a luxurious atmosphere that commands attention and offers a premium experience for every client.

The intelligently designed approximately 80sqm space is well utilised, comprising a professional reception desk, a spacious main treatment room, two private rooms, a dedicated staff kitchen, and practical storage throughout.

#### Secure Terms and Versatile Potential

This is a low-overhead opportunity featuring competitive rent and strong long-term security, with approximately 2.5 years remaining on the current lease plus 2 x 4-year option. While ideally suited to an experienced beautician, beauty operator or laser clinic, the high-quality infrastructure and versatile layout also allow for seamless conversion into a range of other professional or retail uses.

This is a chance to acquire a meticulously crafted establishment where the major capital investment and fit-out work have already been completed.

Note: Photos are the actual shop photos, book for an inspection to see the inside.

Note: Business is not operating, selling shop fitout and assets.

To find out more on the business, please contact Canaan on the enquiry button or contact on [canaanl@ubba.com.au](mailto:canaanl@ubba.com.au)

### Contact:

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THE PURCHASER TO MAKE HIS/HER OWN INVESTIGATIONS AND ENQUIRIES IN RELATION TO THE BUSINESS AND NOT TO RELY UPON WARRANTY OR STATEMENT MADE BY THE VENDOR OR BY ANYONE ON HIS/HER BEHALF

Canaan is a licensed business broker with over 13 years of experience in selling all types of businesses throughout NSW