

Fully Managed Hair Salon Business for Sale Adelaide



For Sale

Location: **Adelaide**
Asking: **\$260,000**
Type: **Health/Beauty**

FULLY MANAGED HAIR & BEAUTY RENTAL PRECINCT |\$6,835 WEEKLY FULL-OCCUPANCY POTENTIAL

Established hair and beauty rental precinct offering recurring rental income from independent operators, with further capacity across suites, salon stations and makeup facilities.

Income Summary

Current estimated rental income: \$4,596 per week

Approximately \$238,992 annually based on the supplied booking schedule.

Modelled full-occupancy rental income: \$6,835 per week

Approximately \$355,420 annually based on the stated rental rates.

Potential additional income: \$2,239 per week

Approximately \$116,428 annually from the available capacity.

The above figures are based on the supplied booking schedule, quoted rental rates and a salon station rate of \$382 per listed station pair.

Available Income Capacity:

Studio Suite 3 available full time at \$425 per week

Deluxe Suite 6 available Wednesday and Thursday at \$102 per day

Six salon stations available across stations 611

Station 12 available outside its Thursday booking

Contact:

Nikki Katz
0420 205 021

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Business Brokers Network
Australia
Broker Ref: 26315



' One makeup station available at \$207 per week

Premises and Fit-Out:

The approximately 250m² premises include:

11 hair stations

2 basins

7 private treatment rooms

2 makeup positions

' 5 bathrooms

Large private staff and breakout area

Salon furniture, treatment equipment, cabinetry and decor

The premises are fitted for hair, beauty, aesthetic and allied service operators.

Operating Structure

The business operates through independent tenants who run their own businesses and supply their own products. This provides the incoming owner with the option to:

Continue the existing rental model

Increase occupancy across the available spaces

Operate from the premises as an owner-operator

Combine personal service income with rental income

' Position the premises as a multi-tenant hair and beauty business centre

Why Buyers Should Request the IM

The opportunity offers:



Enquire online at: aubizbuysell.com.au/134419

An established multi-tenant rental structure

Current recurring weekly rental income

Identified additional rental capacity

A substantial fitted commercial premises

Included salon and treatment fit-out

' Multiple potential tenant categories across hair, beauty, aesthetics and allied services

Request the confidential Information Memorandum for the full financial information, tenancy details, rental arrangements and supporting documentation.

Nikki Katz

0420 205 021

nikki@nksalonsales.com.au