



## High-end Day Spa – NYC suburb

**Reference No.** 10013

Revenues: \$420,000  
Cash Flow: \$93,000  
Asking price: \$585,000

### **Opportunity Summary**

This recently built-out state-of-the-art day spa is located in a busy commercial area in an affluent suburb of New York City. The spa has established a large and loyal customer base since opening 2 ½ years ago. With its excellent reputation of top-quality service and a strong staff of qualified professionals, this is the only day spa in the county accredited by the Day Spa Association. Offering primarily high-end and high-margin services, this business enjoys an excellent bottom line. This spa has also developed a popular website and generates a significant part of its revenue from gift certificate sales. The asking price is well justified by the value of the assets, strong cashflow, and great potential for further growth. This is an excellent opportunity for a strategic buyer seeking to expand into this area and for an individual buyer looking to invest in a profitable, well-established, and growing business.

### **Competition**

Direct competition in the area is limited. A handful of competitors purport to provide comparable services, but none of them is focused on providing exclusively the high-end and high-margin spa services offered by this business. Also, this is the only spa in the county accredited by the Day Spa Association and the only one offering CACI Non-Surgical Facelift.

### **Opportunities**

This business has enormous growth potential for an aggressive owner. With several treatment rooms in over 2,000 sq. ft. of quality built-out space, there is plenty of capacity to grow sales.

### **Facilities**

The business is centrally located on the busiest commercial street in the county. It occupies over 2,000 sq. feet of quality space. The facilities are completely renovated, with all new (or nearly new) furniture and equipment – none is more than 2 ½ years old. The long-term lease is at below-market rate with 7 ½ years remaining on the term (plus a 5 year option to renew). The yearly increase over these 12 ½ years is less than 3%.



**Seller Involvement**

Seller is willing to help with training and transition for 30 to 60 days, if necessary.

**Seller Financing**

Seller financing is not available. However, the amount of gift certificates outstanding at the time of the sale (which may be as high as \$100,000 - \$120,000) will be deducted from the purchase price.

**Contact**

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