

FOR SALE



**51 Depot Street
2nd Floor, Suite 205
Watertown, CT 06795**

**Turnkey Tanning Business For Sale
Your Opportunity Awaits!
In Business for Over 30 Years
Proven Success & Established Clientele
Asking Price: \$30,000.00**

Own & Operate a Successful Tanning Salon:

**Fully Equipped with Tanning Beds
Complete Inventory of Products
Established Business**

Net Operating Income \$30,000.00 +



PROPERTY DATA FORM

| | | | |
|-------------------------|------------|------------------------------|----------------|
| PROPERTY ADDRESS | | 51 Depot Street Suite 205 | |
| CITY, STATE | | Watertown, CT 06795 | |
| BUILDING INFO | | MECHANICAL EQUIP. | |
| Total S/F | 993 +/- | Air Conditioning | Central |
| Number of floors | 1 | Sprinkler / Type | Yes |
| Avail S/F | 993 +/- | Type of Heat | Gas forced air |
| Ceiling Height | 9' | Elevator | Yes |
| Roof | Gable | OTHER | |
| Ext. Construction | Siding | Zoning | BC |
| Date Built | 1985 | Parking | Ample |
| | | State Route / Distance To... | Route 8 2miles |
| UTILITIES | | TAXES | |
| Sewer | City | Assessment | |
| Water | City | Mill Rate | |
| Gas | Yankee Gas | Taxes | |
| Electrical | 200 Amps | TERMS | |
| | | Sale | \$30,000.00 |



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Tanning Beds:

2 Series III 324 SL Wolff System (20 min beds -24 Lamps)
100W x6 lamp Sun Industries 87" w x 35" w Hrs: (1)177 on bulbs
now

(2) Hrs: 180 purchased: 5/24/1994 \$5295./ea

2 Sunsector 35/3 Face tanner 400-500w (15 min beds -35 100w XR
lamps) Future Industries Hrs: (1) 86.42 (2) Hrs 69.23 purchased:
1/18/2007 \$10,000/ea

1 Suncapsule VHO (12 min - 40 lamps) 160w x 7 72"
Creative Marketing Hrs: 239.36 purchased:8/21/2002 \$10,000

1 Cyclone VHR 200w (9 min - 50/200w hrs 171.80 \$18.000
Buck booster -incoming 208 237-240 single phase
purchased:10/25/2001

1 Sunfit Hawaii (15 min bed) 73/100 x 6 24 bulbs purchased: 1988
\$5295

1 Original Philips UVA face tanner