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FOR SALE



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

Beautiful Turn-Key Tanning Salon Business
Tremendous Potential for Growth
7 Treatment Rooms with the Potential to Expand to 9
Teeth Whitening & Spray Tan Booth
All Inventory is Included
Asking \$39,000.00
(Excluding KBL 8000 & VersaSpa Pro: Both Have Separate Purchase/Leasing Options)

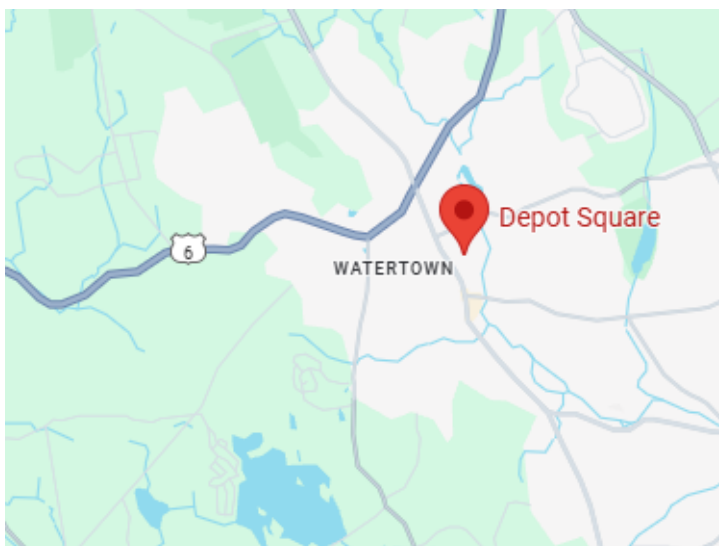


All information furnished is from sources deemed reliable and is submitted subject to errors, omissions, change of other terms of conditions, prior sale, lease or financing or withdrawal-all without notice. No representation is made or implied by Godin Property Brokers, LLC or its associates as to the accuracy of the information submitted herein.

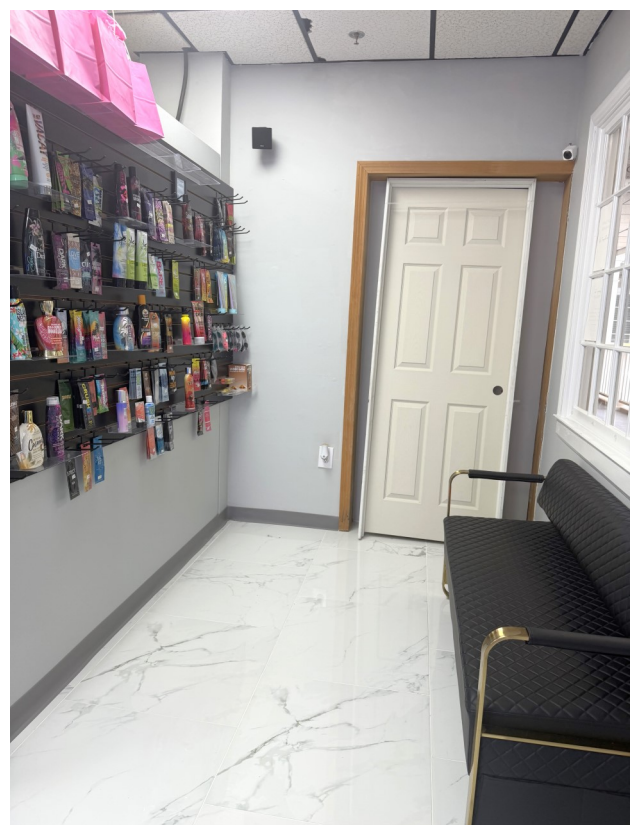
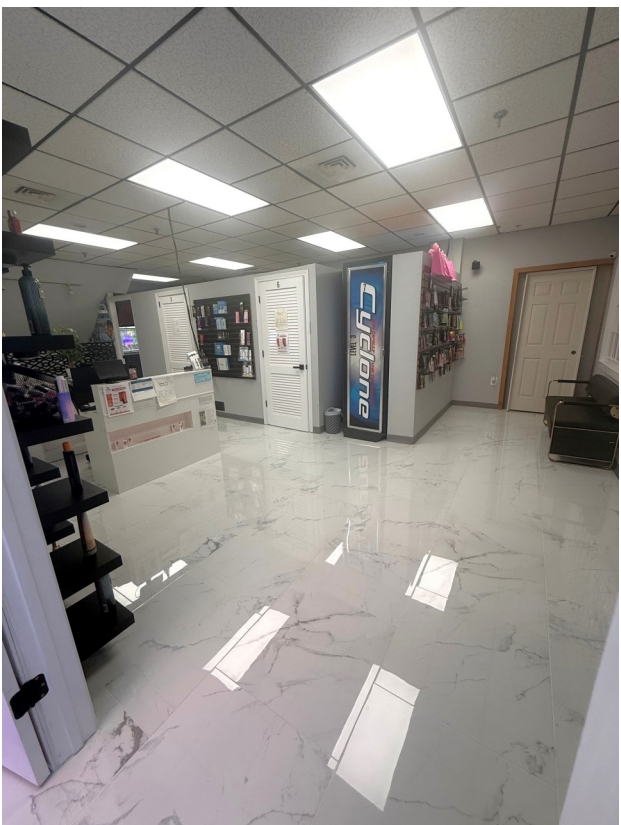
PROPERTY DATA FORM

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...	2 miles to RT 8
UTILITIES		TAXES	
Sewer	City	Assessment	
Water	City	Mill Rate	
Gas	Yankee Gas	Taxes	
Electrical	200 Amps	TERMS	
		Sale	\$39,000.00
		Affordable Lease Terms	

Excluded from sale are the KBL 8000 with adjustable facial tanners & the Verspa Pro automated spray tanning booth. Both have separate purchase/leasing options.



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Equipment

Bed#1 KBL 8000 with adjustable face tanner (10 min bed) -brand new Nov 2025 (has loan)

Bed 2 Sunsector 35/3 with face tanner 400-500w (15 min bed) 35 100W XR lamps purchased 1/18/2007

Bed 3 Sunsector 35/3 with face tanner 400-500w (15 min bed) 35 100W XR lamps purchased 1/18/2007

Room 4- airbrush spray tanning room- new Nov 2025 Spraygon Extraction booth

Allure Maxi Mist Spray gun system

Bed 5 Red Light Therapy- Series III 324 SL Wolff System (20 min bed) newly converted to red light therapy Sept 2025

Bed 6- was old- retired

Bed 7 – Cyclone standup VHR 200w (9 min bed) 50/200w buck booster -incoming 208 237-240 single phase purchased 10/25/2001

Room 8- Teeth whitening- Bleach Bright teeth whitening commercial grade light purchased nov 2025

Room 9- Versa Spa Pro automatic spray tan booth (newly refurbished April 2026) all new pumps (has loan)

