

## **Commercial Mixed-Use Property Features**

### **241-245 Main Street – Moosup CT**

#### Present use

- 1<sup>st</sup> floor is a fully equipped turn-key hair salon (hair, massages, facials, pedicures, nails and private office) established at this location in 2014 included in rental/sale (family-owned hair salon for **OVER 59 Years** - started in Warwick, RI
- 2<sup>nd</sup> floor used as office space with lease (was and could be residential - has dual zoning use)

#### Possible use

- (2) separate business spaces
- (1) residential space
- (3) electrical meters on building

#### Salon features

- Established in 2014 (SEE ATTACHED FLOOR PLAN)
- 5 hair stations
- 2 shampoo sinks
- 2 nail stations
- 2 pedicure tubs
- 1 massage treatment room with waiting area
- 1 facial treatment room with sink (could be another bath)
- 1 private office space
- 1 storage closet
- 1 Color room
- Seating area
- Misc space for storage
- Custom modern look
- Track lighting
- Digital signage throughout
- Automation – locks and lights
- Multiple speakers throughout
- Security cameras inside and out
- Lit outdoor signage
- Central air/heat
- Washer and dryer
- Retail shelves
- Front desk computer and printers

#### Exterior features

- **HIGH** Traffic on Route 14 for maximum visibility
- Well maintained property
- Double sided illuminated street signage
- 9+ parking spaces and (1) handicap
- Flat lot
- Attached shed/storage
- Custom Koi Pond with waterfall and plenty of perennials around property
- Flag pole
- 1.5 miles to interstate 395 and 5 miles to the RI border

#### Upstairs office / residential features

- (3) Ductless Mitsubishi AC/Heat units
- Oil baseboard heat with Weil-McClain boiler
- 2 large beds, 1 bath (with washer and dryer), fully applianced kitchen
- Recessed LED lighting
- Pull down stairs attic space
- Storage space in foyer
- Deck with screened door
- Generator hook-up (upstairs only)
- 200 amp electrical panel