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Taylor & Colt Barber Spa Location Asset Sale



**411 E. 4th Street
Royal Oak, Michigan 48067**

For Further Information, Please Contact

**Restaurant & Real Estate Brokers & Consultant
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Taylor & Colt Barber Spa Information



**Address: 411 E. 4th Street
Royal Oak, Michigan 48067**

Description: Step into a turnkey opportunity that eliminates the typical barriers to entering the lucrative men's grooming market. This fully equipped 8-station barbershop in Royal Oak, Michigan delivers immediate cash flow potential without the lengthy buildout process that typically costs new operators months of lost revenue. You'll bypass the expensive trial-and-error phase of equipment selection, as this location features premium-grade stations and professional tools that attract discerning clientele willing to pay higher service prices. The thoughtfully designed layout maximizes operational efficiency, allowing you to serve more clients per day while creating the upscale atmosphere that commands premium pricing in today's competitive grooming market. The Royal Oak location positions you in a thriving community with strong demographics for men's grooming services. You'll benefit from an established customer base familiar with the location, reducing your marketing investment and accelerating your path to profitability. This asset package; with \$230,000.00 invested, offers maximum flexibility for your business vision. Continue operating under the proven franchise model with established systems and brand recognition, or rebrand to create your own concept while leveraging the existing high-quality infrastructure. Either path eliminates the significant design and construction time typically required for professional-grade equipment and buildout. The 8-station capacity provides scalable revenue potential, allowing you to grow your team and client base systematically. Each station represents additional income streams, with industry benchmarks showing well-operated barbershops generating strong per-chair revenue when properly managed. For experienced operators, this represents rapid market entry with reduced risk. For newcomers to the industry, you'll acquire a complete operational foundation that would typically require significant time and capital to develop independently. The quality assets and proven layout design position you for immediate operational success in Michigan's growing men's grooming sector.

Building Size: 1,209 sq. ft.

Seating: 8

Rent: \$2,821.00 per month NNN

Parking: Street Parking and 2 hour free Parking Structure across the street

Price: \$180,000.00

Pictures



Exterior Left View



Exterior Right View



Front View of Service Area



View from back of Service Area



Interior Left View



Interior Right View

Pictures



Merchandising



Bath



Washer & Dryer



Refrigerator



Water Heaters



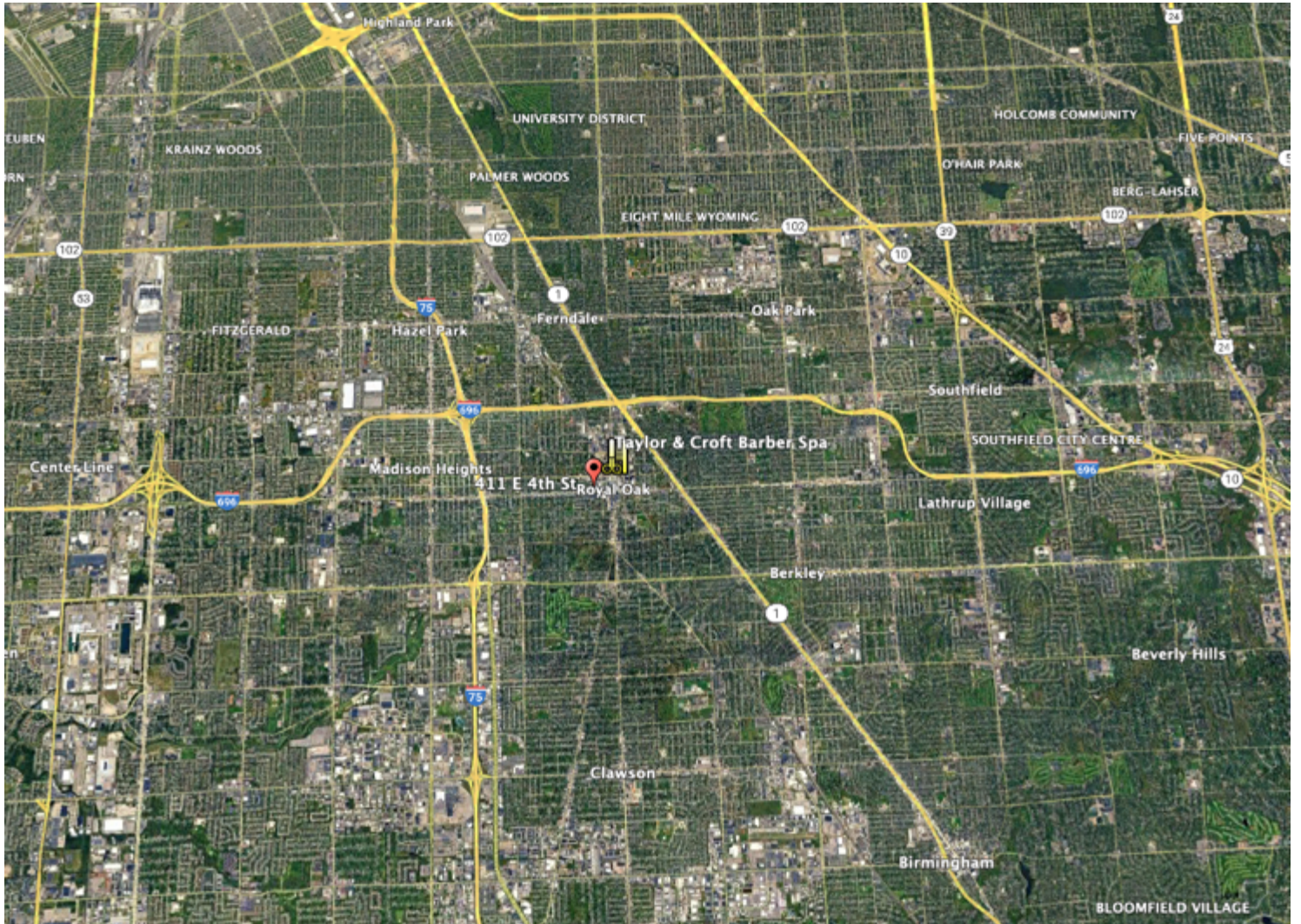
Rheem Furnace

Aerial Map



Close Aerial Map

Aerial Map



Far Aerial



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LIMITING CONDITIONS

In consideration of the receipt of the attached marketing materials and any other materials, documents or information contained herein or which may be hereafter provided to the recipient hereof, (singularly and collectively, the "Information") regarding the property described herein (the "Property"), the recipient hereof hereby acknowledges and agrees as follows:

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The Information shall at all times be maintained in a confidential manner and not disclosed to any person or entity other than is necessary for review of the Information to determine if the Property will be purchased, and only then under the circumstances that said person or entity receives and retains such Information on a strictly confidential basis.

All Information received in written form will be returned if the transaction contemplated herein is not fully consummated.

This confidentiality agreement shall survive the consummation or lack of consummation of the transaction contemplated herein and shall be binding upon recipient's agents, successors and assigns and inure to the benefit of the Seller and its agents, successors and assigns.

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INDEMNIFICATION

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