

# 630 PINewood ROAD

Riverview, New Brunswick

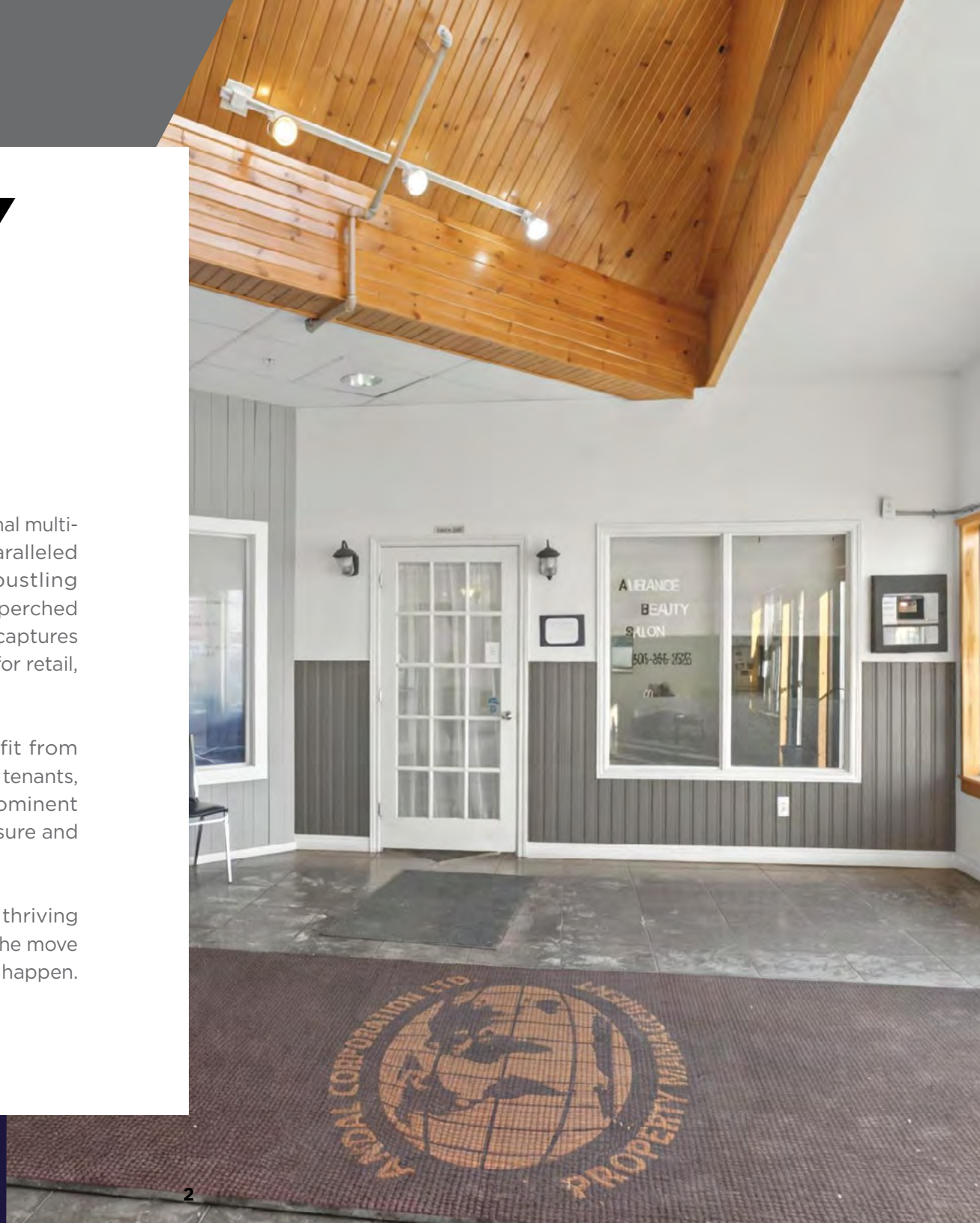


# TURN-KEY SALON SPACE

Welcome to 630 Pinewood Road, an exceptional multi-tenant commercial property offering unparalleled visibility and prime positioning in the bustling commercial hub of Riverview. Prominently perched as a long-standing landmark, this property captures attention and presents an ideal opportunity for retail, service-based businesses, or office use.

Businesses at 630 Pinewood Road benefit from cross-traffic with long-standing neighboring tenants, high visibility from the pylon sign, and prominent building signage, all enhancing brand exposure and customer awareness.

Looking to relocate or start a business in a thriving area of Riverview? Now is the time to make the move and 630 Pinewood is the location to make it happen.



# THE OPPORTUNITY

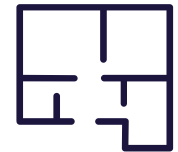
This well-appointed, inline retail space previously operated as a full-service beauty salon with hair and esthetics. The space is fully equipped with furniture, sinks, hair dryers, treatment beds, sinks, private treatment rooms, an in-unit washer and dryer, a dedicated bathroom, a convenient rear access door and more. Everything you need for a seamless transition back to a salon business.

As the largest town in New Brunswick, Riverview boasts a highly skilled talent pool, an educated workforce, and an exceptional quality of life. With abundant green spaces, a warm and welcoming community, and access to breathtaking natural wonders, Riverview is the perfect place to live, work, and grow. The town offers a dynamic platform for limitless business opportunities.



**\$2,800/mo\***  
**Semi-Gross**

\*Subject to annual OPEX adjustments

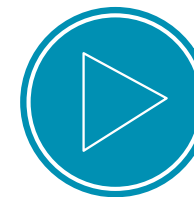
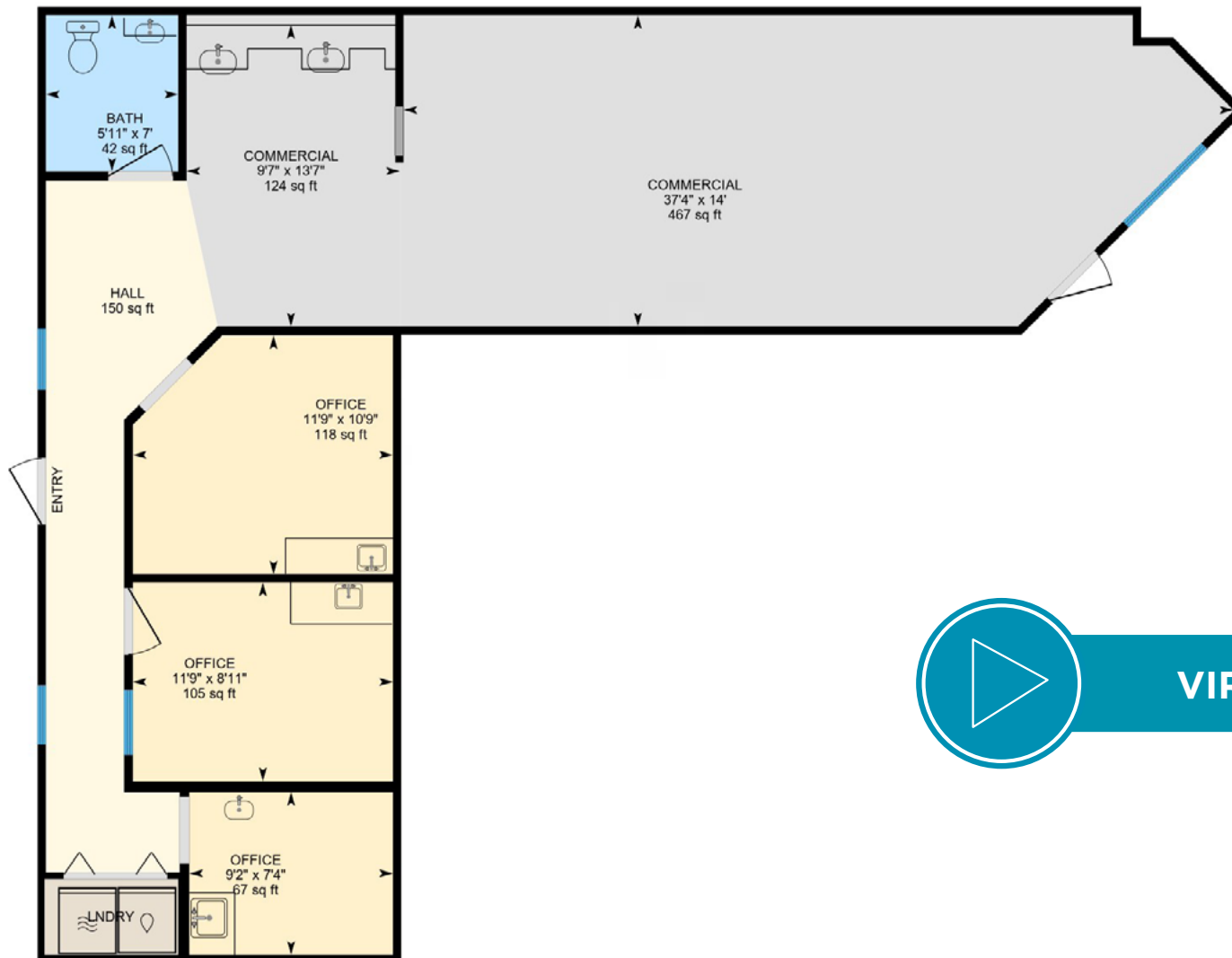


**+/- 1,200  
SF**



**TURNKEY  
SALON SPACE**

# FLOOR PLAN



VIRTUAL TOUR



**AMPLE PLUMBING**



**TREATMENT ROOMS**

# HIGHLIGHTS

- Fully equipped for an easy transition back into a salon
- All furniture can remain for a turnkey opportunity
- Furniture and Accessory items include:
  - ◇ 5 salon stations with chairs, custom counters and mats, and stylish mirrors
  - ◇ 2 hooded hairdryer stations
  - ◇ 2 hair-washing stations with product storage cabinets
  - ◇ Reception counter and foyer seating
  - ◇ Two treatment rooms, each with facial/beauty bed, counter, storage and sink
  - ◇ Storage cabinetry throughout



**SALON FURNITURE**

# AERIAL MAP



**Contact Info**

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