

FOR SALE: Body Contouring & Sculpting Spa

Wellness clinic with no invasive surgery!

Financial Overview

List Price: \$210,000

Gross Sales

2025	2024
\$255,562	\$236,651

Cash Flow

2025	2024
\$122,410	\$69,683

Funding Example

Purchase Price: \$210,000

70% Buyer Down Payment	\$147,000
30% Seller Financing	\$63,000

- Too small for the SBA Loan. Buyer can use 401K, Home Equity, or Line of Credit

Description

This established body contouring and wellness clinic offers a unique opportunity to acquire a growing aesthetic business serving clients across Northern Colorado. Located in Loveland, Colorado, the business attracts clientele from Fort Collins, Windsor, Johnstown, Berthoud, Timnath, and surrounding communities, with additional growth potential throughout Greeley and the northern Denver suburbs. The clinic specializes in advanced non-invasive body sculpting, fat reduction, and wellness treatments that help clients achieve their desired results without surgery, lengthy recovery periods, or downtime. Through personalized treatment plans and exceptional client service, the business has cultivated a loyal customer base and strong word-of-mouth reputation. Average body sculpting packages range from \$3,000 to \$6,000 per client, while recurring monthly memberships generate approximately \$28,000 in annual revenue. Included in the sale is more than \$109,000 in specialized equipment, featuring Cryo Lean 360 machines, a medical-grade light therapy hood, cellulite massager, two massage beds, and various handheld treatment devices. The business operates from a leased studio with a private treatment and consultation room, providing a professional environment while maintaining low overhead expenses. The owner lives out of state and maintains a largely passive role, spending only a few hours each week on administrative oversight while management handles daily business activities. The seller has offered to stay with the business for 6 months post close and carry 30% of the purchase price as a show of good faith in the continued success of the business.

Priced at **\$210,000**, this is a very low multiple. Growth opportunities include prioritizing and promoting monthly memberships!

Business Information

Services: Body contouring and wellness clinic offering advanced fat reduction and body sculpting treatments, with no invasive surgery

Clients: Average client spends \$3,000 - \$6,000 on body sculpting package, and has recurring monthly clients totaling \$28,000/year

Equipment: \$109,320 – Cryo Lean 360 Machines, medical grade light therapy hood, cellulite massager, two massage beds, and handheld equipment

Owners Role: Passive ownership – lives out of state. Seller spends only a few hours per week doing light admin functions, while management takes care of day to day operations

Location: Loveland, CO with clients spanning Fort Collins, Windsor, Johnstown, Berthoud, Timnath, and potentially Greeley and northern Denver suburbs

Staff: 1 Manager and 1 assistant

Reason for Selling: Moved out of state

Lease: Leased studio with private treatment / consultation room – low overhead

Seller Training Period: 6 months

Growth Opportunities: Concentrate on continuing to increase monthly memberships