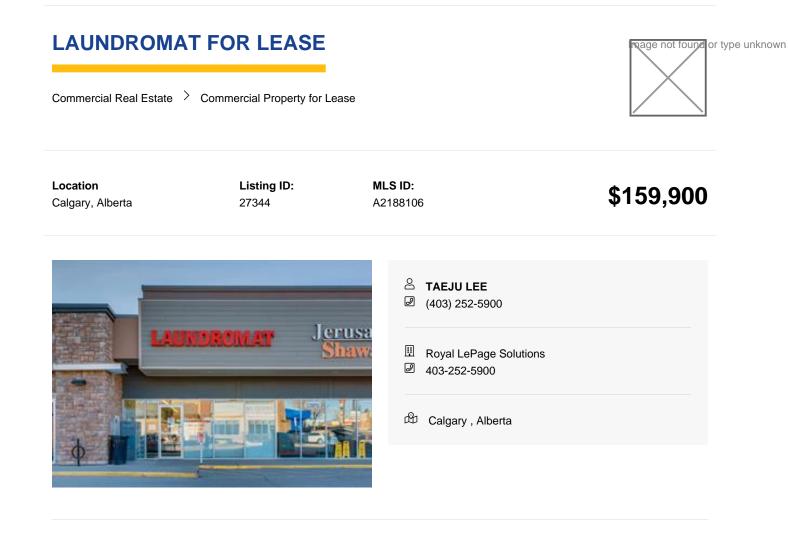


Generated: Jul 1, 2025, 20:15:05

The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.



Transaction Type For Lease

Lease Frequency Annually

Property Type Commercial

Building Area (Sq. M.) 143.53

Reports Chattel/Equipment,Financial Statements,Leases Days On Market

Year Built 1987

Property Sub Type Business

Inclusions None Lease Amount 39.00

Structure Type Retail

Building Area (Sq. Ft.) 1545.00

Restrictions None Known

A profitable coin laundry business is now available for sale, offering an exceptional opportunity for its next owner. Strategically located at the corner of one of Calgary's busiest major intersections, this business is surrounded by a vibrant community of apartment condos and townhomes. The area boasts impressive demographics, with a daily traffic count of 33,000 vehicles, an estimated population of 12,000 within 1 km, and 70,000 within 3 km. This prime location is further enhanced by its proximity to some of Calgary's most affluent neighborhoods. The property features a newly updated storefront with modern facades, refreshed landscaping, and a large resurfaced parking lot providing ample stalls for customer convenience. Inside, the business is immaculately maintained, showcasing 19 washers and 16 dryers in excellent working condition. The lease terms are highly competitive, with rent set at \$39 per square foot plus CAM and property taxes. A significant advantage is the inclusion of water in the CAM fees, which is a considerable benefit given the high water consumption of a laundry business. Operating hours are currently 9 a.m. to 9 p.m. Monday to Saturday and 10 a.m. to 6 p.m. on Sunday, allowing flexibility for the new owner to expand if desired. With an average daily revenue exceeding \$530+ in 2024, this business offers a solid financial foundation and the potential for further growth. The operation is straightforward and attracts a loyal customer base, making it an excellent opportunity for an investor or hands-on owner-operator. This coin laundry business reflects pride of ownership and has been meticulously maintained, ensuring a smooth transition for the new owner. Don't miss out on the chance to continue its success in a thriving location.

Disclaimer - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's Terms of Use.

Data is supplied by Pillar 9[™] MLS® System. Pillar 9[™] is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9[™]. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.