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## LAUNDROMAT,MIXED FOR SALE

Businesses and Franchises for Sale > Business for Sale





**Location**  
Valleyview, Alberta



**Listing ID:**  
29410


**MLS ID:**  
A2183049

**\$400,000**



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 4902 50 Street , Valleyview , Alberta T0H 3N0

<b>Transaction Type</b> For Sale	<b>Title</b> Fee Simple	<b>Days On Market</b> 141
<b>Business Name</b> Green Valley	<b>Business Type</b> Laundromat,Mixed	<b>Zoning</b> C1
<b>Subdivision</b> NONE	<b>Building Type</b> Commercial Mix	<b>Year Built</b> 1975
<b>Structure Type</b> Retail	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Mixed Use
<b>Legal Plan</b> 5236HW	<b>Building Area (Sq. Ft.)</b> 3184.00	<b>Building Area (Sq. M.)</b> 295.80
<b>Lot Size (Sq. Ft.)</b> 6900	<b>Lot Size (Acres)</b> 0.16	<b>Construction Type</b> See Remarks
<b>Roof</b> Asphalt Shingle	<b>Foundation</b> Poured Concrete	<b>Heating</b> Forced Air,Natural Gas
<b>Inclusions</b> Laundromat equipment, Residential appliances and some furnishings.	<b>Restrictions</b> None Known	<b>Reports</b> None

This property consists of a Laundromat, a Retail area, a Residence area and a 2 car detached garage. This property provides multiple revenue streams with the bonus of a place to live! The laundromat has been a staple in the community for many years. There are 10 washing machines (4- 4\$ washers, 2-6\$ washers and 2-8\$ washers ) and 10 dryers. Custom laundry service also provided. The property includes the laundromat equipment, Residence appliances and some furnishings. If you are interested in continuing with the Pet and Livestock business, the equipment, fixtures and stock can be purchased as well. (There are 2 fenced lots with storage buildings that can be leased or purchased if you require the space to continue with the full feed supply and to expand.)

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