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LAUNDROMAT, RETAIL FOR SALE

Businesses and Franchises for Sale > Business for Sale



Location
Valleyview, Alberta

Listing ID:
31992

MLS ID:
A2254683

\$250,000



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Transaction Type	Title	Days On Market
For Sale	Fee Simple	145
Business Name	Business Type	Zoning
Green Valley	Laundromat,Retail	CD - Downtown Commercial
Subdivision	Building Type	Year Built
NONE	Commercial Mix	1975
Structure Type	Property Type	Property Sub Type
Retail	Commercial	Mixed Use
Legal Plan	Building Area (Sq. Ft.)	Building Area (Sq. M.)
5236HW	3201.00	297.38
Lot Size (Sq. Ft.)	Lot Size (Acres)	Construction Type
6900	0.16	Concrete
Roof	Foundation	Electric
Asphalt Shingle	Poured Concrete	200 Amp Service
Heating	Lot Features	Access to Property
Forced Air,Natural Gas	Corner Lot	Back Alley Access,Paved Road

Inclusions

All laundromat equipment (washers/dryers) as well as all suite appliances (refrigerator, range, dishwasher, washing machine and dryer). Suite furnishings are also available including bed, sofa, dining table and dining chairs.

Restrictions

None Known

Reports

Floor Plans

Two turnkey and established business operations with high quality 2-bedroom living quarters and a double-detached garage all located on-site. This property provides multiple revenue streams with the bonus of a place to live! You can take it all over, or lease out each space, or put your own business venture within. The laundromat is well established and 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, with custom laundry services provided. If you are interested in continuing with the 'Pet and Livestock Supply' business, the equipment, fixtures and stock can be purchased as well. Or you can put your own business within that space. The property can be easily configured to best meet your needs. The building also contains a rear 2-bedroom residence which must be seen to be appreciated. The residence was renovated +/-10 years prior and contains beautiful cabinetry and fixtures. A garage is also available for personal use or business storage. So much potential: take it over and live comfortably on-site or tweak it and take what is there and make it your own - you decide!

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