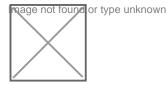


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## LAUNDROMAT, RETAIL FOR SALE

Businesses and Franchises for Sale > Business for Sale



**Location**Valleyview, Alberta

Listing ID: 31992

MLS ID: A2254683

\$380,000



**△** RON ARMENEAU

**(780)** 524-5355

Royal LePage Redwillo Realty

**2** 587-841-5109

4902 50 Street , Valleyview , Alberta T0H 3N0

**Transaction Type** 

For Sale

**Business Name** 

Green Valley

Subdivision

NONE

**Structure Type** 

Retail

Legal Plan

5236HW

Lot Size (Sq. Ft.)

6900

Roof

Asphalt Shingle

Heating

Forced Air, Natural Gas

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.

Title

Fee Simple

Business Type

Laundromat, Retail

**Building Type**Commercial Mix

**Property Type** 

Commercial

Building Area (Sq. Ft.)

3201.00

Lot Size (Acres)

0.16

Foundation

**Poured Concrete** 

Lot Features

Corner Lot

Restrictions

None Known

Days On Market

21

Zoning

CD - Downtown Commercial

Year Built

1975

**Property Sub Type** 

Mixed Use

Building Area (Sq. M.)

297.38

**Construction Type** 

Concrete

Electric

200 Amp Service

Access to Property

Back Alley Access, Paved Road

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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