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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

**\$380,000**



 **RON ARMENEAU**  
 (780) 524-5355

 Royal LePage Redwillo Realty  
 587-841-5109

 4902 50 Street , Valleyview , Alberta T0H 3N0

<b>Transaction Type</b> For Sale	<b>Title</b> Fee Simple	<b>Days On Market</b> 21
<b>Business Name</b> Green Valley	<b>Business Type</b> Laundromat,Retail	<b>Zoning</b> CD - Downtown Commercial
<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> 3201.00	<b>Building Area (Sq. M.)</b> 297.38
<b>Lot Size (Sq. Ft.)</b> 6900	<b>Lot Size (Acres)</b> 0.16	<b>Construction Type</b> Concrete
<b>Roof</b> Asphalt Shingle	<b>Foundation</b> Poured Concrete	<b>Electric</b> 200 Amp Service
<b>Heating</b> Forced Air,Natural Gas	<b>Lot Features</b> Corner Lot	<b>Access to Property</b> Back Alley Access,Paved Road
<b>Inclusions</b> 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.		
	<b>Restrictions</b> None Known	<b>Reports</b> 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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