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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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 4902 50 Street , Valleyview , Alberta T0H 3N0

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