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## LAUNDROMAT FOR LEASE



Commercial Real Estate > Commercial Property for Lease



**Location**  
Calgary, Alberta



**Listing ID:**  
23123


**MLS ID:**  
A2094451

**\$169,900**



 **TAEJU LEE**  
 (403) 252-5900

 **ROYAL LEPAGE SOLUTIONS**  
 403-252-5900

 Calgary , Alberta

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 282	<b>Lease Amount</b> 39.00
<b>Lease Frequency</b> Annually	<b>Year Built</b> 1987	<b>Structure Type</b> Retail
<b>Property Type</b> Commercial	<b>Property Sub Type</b> Business	<b>Building Area (Sq. Ft.)</b> 1545.00
<b>Building Area (Sq. M.)</b> 143.53	<b>Inclusions</b> None	<b>Restrictions</b> None Known
<b>Reports</b> None		

PRICE REDUCED! Profitable coin laundry is for sale! Strategically situated at the corner of one of the busiest major intersection, this business is adjacent to some of the most affluent communities in Calgary - 33,000 cars per day traffic, estimated population is 12,000 within 1km and 70,000 within 3km. All new storefront facades, landscaping and a large re-surfaced parking lot with plenty of stalls for customers. Interior is immaculately maintained and there are 18 washers and 16 dryers in excellent order. Rent is \$6,901+gst/month including CAM and property tax. CAM includes water and this is a huge advantage because of the high level of consumption. Current operation hours are 9am-9pm Monday-Saturday and 10am-6pm Sunday. Extremely easy to operate, great potential, lots of regular customers - this business truly shows pride of ownership and is awaiting its next owner and continued success!

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