

**MLS # A2188106**

**Calgary, Alberta**



**\$159,900**

**Division:** Calgary  
**Type:** Business  
**Bus. Type:** Laundromat  
**Sale/Lease:** For Lease  
**Bldg. Name:** -  
**Bus. Name:** -  
**Size:** 1,545 sq.ft.  
**Zoning:** -

<b>Heating:</b>	-	<b>Addl. Cost:</b>	-
<b>Floors:</b>	-	<b>Based on Year:</b>	-
<b>Roof:</b>	-	<b>Utilities:</b>	-
<b>Exterior:</b>	-	<b>Parking:</b>	-
<b>Water:</b>	-	<b>Lot Size:</b>	-
<b>Sewer:</b>	-	<b>Lot Feat:</b>	-
<b>Inclusions:</b>	None		

A profitable coin laundry business is now available for sale, offering an exceptional opportunity for its next owner. Strategically located at the corner of one of Calgary's busiest major intersections, this business is surrounded by a vibrant community of apartment condos and townhomes. The area boasts impressive demographics, with a daily traffic count of 33,000 vehicles, an estimated population of 12,000 within 1 km, and 70,000 within 3 km. This prime location is further enhanced by its proximity to some of Calgary's most affluent neighborhoods. The property features a newly updated storefront with modern facades, refreshed landscaping, and a large resurfaced parking lot providing ample stalls for customer convenience. Inside, the business is immaculately maintained, showcasing 19 washers and 16 dryers in excellent working condition. The lease terms are highly competitive, with rent set at \$39 per square foot plus CAM and property taxes. A significant advantage is the inclusion of water in the CAM fees, which is a considerable benefit given the high water consumption of a laundry business. Operating hours are currently 9 a.m. to 9 p.m. Monday to Saturday and 10 a.m. to 6 p.m. on Sunday, allowing flexibility for the new owner to expand if desired. With an average daily revenue exceeding \$530+ in 2024, this business offers a solid financial foundation and the potential for further growth. The operation is straightforward and attracts a loyal customer base, making it an excellent opportunity for an investor or hands-on owner-operator. This coin laundry business reflects pride of ownership and has been meticulously maintained, ensuring a smooth transition for the new owner. Don't miss out on the chance to continue its success in a thriving location.