



MLS # A2325096

Calgary, Alberta



\$180,000

Division:	Calgary
Type:	Retail
Bus. Type:	Laundromat
Sale/Lease:	For Lease
Bldg. Name:	-
Bus. Name:	-
Size:	1,638 sq.ft.
Zoning:	-

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	-
Sewer:	-	Lot Feat:	-

Inclusions: Schedule 'A' Equipment List

Well-established, turnkey laundromat business for sale featuring approximately 1,638 sq. ft. of space with 19 washers and 19 dryers, offering a variety of machine sizes to serve a loyal customer base. This profitable operation has demonstrated consistent sales and benefits from a long-term lease, making it an excellent opportunity for both owner-operators and investors. Current rent is \$5,230/month, including operating costs (base rent \$3,276/month). Utilities average approximately \$2,500/month for water, electricity, and heat. The lease is secured until May 2031 with a 5-year renewal option extending to May 2036. Business hours are Monday to Friday from 9:00 AM to 7:00 PM and Saturday and Sunday from 7:30 AM to 7:00 PM. A rare opportunity to acquire a well-established, fully equipped laundromat with stable operations, long-term lease security, and excellent potential for continued success.