



**GRASSROOTS**  
REALTY GROUP

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**4902 50 Street  
Valleyview, Alberta**

**MLS # A2254683**



**\$250,000**

<b>Division:</b>	NONE
<b>Type:</b>	Mixed Use
<b>Bus. Type:</b>	Laundromat,Retail
<b>Sale/Lease:</b>	For Sale
<b>Bldg. Name:</b>	Green Valley Ventures
<b>Bus. Name:</b>	Green Valley
<b>Size:</b>	3,201 sq.ft.
<b>Zoning:</b>	CD - Downtown Commercial

<b>Heating:</b>	Forced Air, Natural Gas	<b>Addl. Cost:</b>	-
<b>Floors:</b>	-	<b>Based on Year:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected
<b>Exterior:</b>	Concrete	<b>Parking:</b>	-
<b>Water:</b>	Public	<b>Lot Size:</b>	0.16 Acre
<b>Sewer:</b>	Public Sewer	<b>Lot Feat:</b>	Corner Lot

**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.

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!