



**GRASSROOTS**  
REALTY GROUP

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**5317 50 Street  
Grimshaw, Alberta**

**MLS # A2100609**



**\$180,000**

**Division:** NONE

**Type:** Business

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** The Laundry Room

**Bus. Name:** -

**Size:** 1,032 sq.ft.

**Zoning:** C1

**Heating:** Natural Gas

**Floors:** -

**Roof:** Tar/Gravel

**Exterior:** -

**Water:** -

**Sewer:** -

**Inclusions:** See attached Inclusion List

**Addl. Cost:** -

**Based on Year:** -

**Utilities:** -

**Parking:** -

**Lot Size:** 0.06 Acre

**Lot Feat:** -

Have you always wanted the freedom of owning your own business? This could be your chance! This well established laundromat in Grimshaw is a long standing fixture on main street in Grimshaw. It currently has the option of self serve as well as taking care of things for people who drop off their laundry. The building has been maintained and is bright, clean and tidy. There is a new hot water on demand system making this operation much more efficient. The current owner has a respected and strong business which you could make yours. Call today for more information!