



2025 1 Avenue  
Fort Macleod, Alberta

MLS # A2149217



**\$629,000**

|             |                    |
|-------------|--------------------|
| Division:   | NONE               |
| Type:       | Business           |
| Bus. Type:  | Grocery,Laundromat |
| Sale/Lease: | For Sale           |
| Bldg. Name: | -                  |
| Bus. Name:  | -                  |
| Size:       | 3,523 sq.ft.       |
| Zoning:     | C3                 |

|             |     |
|-------------|-----|
| Heating:    | -   |
| Floors:     | -   |
| Roof:       | -   |
| Exterior:   | -   |
| Water:      | -   |
| Sewer:      | -   |
| Inclusions: | N/A |

|                |   |
|----------------|---|
| Addl. Cost:    | - |
| Based on Year: | - |
| Utilities:     | - |
| Parking:       | - |
| Lot Size:      | - |
| Lot Feat:      | - |

Very profitable business!! Excellent opportunity to own a thriving coin laundry business that includes a convenience store and a fried chicken outlet, all with the added advantage of property ownership. This well-running establishment offers additional potential to further expand your business by adding a car wash in the vacant bay. Don't miss out on this versatile and profitable investment!