

# \$169,000 - 4912 52 Avenue, Tofield

MLS® #A2181198

**\$169,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Tofield, Tofield, Alberta

Welcome to The Laundry Basket, a well-established, family-owned laundromat. Located in a convenient area with ample off-street parking, this business combines modern updates with steady income potential.

Property Features: Recently renovated interior (2023) with updated flooring and fresh paint, creating a clean and welcoming atmosphere. Fully equipped with 13 washers and 11 dryers, included in the sale.

Smart locks and security cameras for effortless management and added security.

Hot water tank (2018), ensuring reliability and efficiency.

Two bathrooms, a large utility sink, and retro touches like the soap/bleach/softener dispenser for a nostalgic flair.

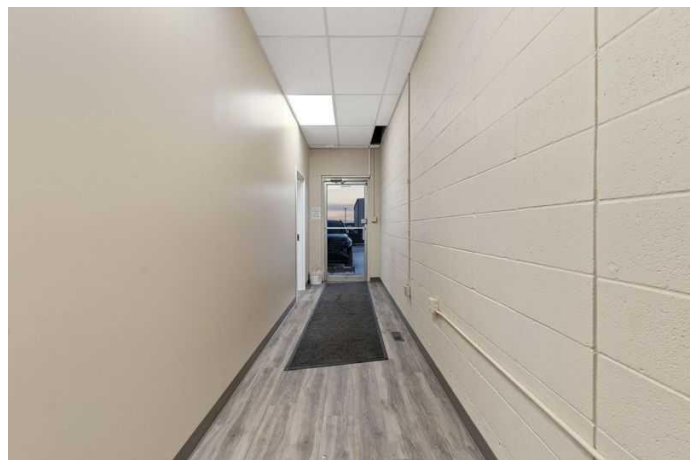
Entry points in both the front and rear, including alleyway access and additional parking.

The Business Highlights Minimal hands-on involvement required: simply collect coins or explore the option to install tap-payment machines for even easier management.

Rental income from the front room, currently occupied by a local soap maker, adds additional steady revenue.

Opportunities for growth through increased online advertising, enhanced signage, and a fresh coat of exterior paint.

A loyal customer base with room to expand, making it perfect for new or experienced entrepreneurs.



Owning this property means owning two assets—a profitable laundromat business and a real estate investment that grows in value over time. This is the perfect chance to step into a reliable, income-generating venture with potential for even greater returns!

Don't miss out on this fantastic business investment.

Built in 1978

### Essential Information

MLS® #	A2181198
Price	\$169,000
Bathrooms	0.00
Acres	0.00
Year Built	1978
Type	Commercial
Sub-Type	Business
Status	Active

### Community Information

Address	4912 52 Avenue
Subdivision	Tofield
City	Tofield
County	Beaver County
Province	Alberta
Postal Code	T0B 4J0

### Interior

Heating	Forced Air
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### Additional Information

Date Listed	December 6th, 2024
Days on Market	136
Zoning	General Commercial

### Listing Details

Listing Office	Coldwell Banker Ontrack Realty
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