

## For Sale: Central Richmond - Laundromat & Day Cleaners



### EXCELLENT BUSINESS OPPORTUNITY

This 1,800/sf Central Richmond coin operated laundromat is ideally located in a busy residential / commercial area with existing customer base. The equipment has been recently upgraded to newer, energy efficient, low-water use, resulting in reducing utilities expenses by 50%.

Dry clean, wash and fold equipment is turn key ready, including electronic dry cleaning belt system. Automatically opens in the morning, eliminating the need for early morning on-site staffing.

The facilities feature space to provide comprehensive laundry services, which may be closed off during the evening and open during regular daytime hours.

#### Dry Cleaning Drop-Off Services

The laundromat has space and facilities, including garment conveyors, to begin offering drop-off dry cleaning services from day one, including an active certificate. The Dry Cleaning business is a well established, long running business model with continued growth, making its addition a valuable asset and profitable revenue stream.

#### Wash-Dry-Fold Drop-Off Service

Space is available to provide in-house wash-dry-fold services, which can be handled by staff without any substantial additional investment, including:

- \* Press, Steam & Finishing Services
- \* Garment Alteration Services
- \* Vending Machines

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**\$399,000**

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