



**101, 1010 Railway Street , Crossfield, Alberta - \$275,000**



Main Photo

## Property Description

Looking for a TURN KEY business venture & Commercial Retail Space? Look no further than #101 1010 Railway Street with your creative ideas to grow with the LAUNDROMAT business. This building is located in the heart of the growing town of CROSSFIELD and up to September 2024, was servicing clientel in the LAUNDRY INDUSTRY for Crossfield, Carstairs, Airdrie & surrounding areas. Many options for PARKING for customers, with over 1200 sq ft of COMMERCIAL RETAIL space in a GREAT LOCATION just off main street. Boasting an Open, Bright & Modern space with 1 bathroom, a large utility room with Storefront(with security roller shades) & Alley Access + its own utility services. Included are all of the Laundry Machines & everything that is in the building to operate the business. There is Power and Water serviced in multiple locations of the unit that would work with numerous business options if growing beyond laundry is chosen. This modern condo building has a mix of Residential & Commercial units that have TONS OF CURB APPEAL & the condo fee of \$412 covers Exterior Maintenance & Management. Consider this property as your next Venture/Investment! Tons of Potential here for growing and adding onto this Laundromat Opportunity. Get in to see it today!



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