

# ***ABBINANTE & CO.***

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## **Laundromat – Less Than \$20K Down**

**Location:** Tucson, Arizona

### **Financial Information:**

**Asking:** \$48,900

**Gross:** \$58,000

**Furniture, Fixtures & Equipment:** \$47,900

**Inventory:** \$1,000 (included in price)

**Seller Financing:** Seller will finance, see  
Business Summary.



### **Summary Description:**

This well-established Coin Laundromat is located at a high-traffic intersection. This opportunity is priced at Asset Value, although the Business Entity is an “on-going” concern. The traffic count for both roads at this intersection is over 43,000 vehicles per day. The Laundromat is attended by the Owner, providing wash and fold service, which is a great revenue stream, as well as selling snacks and drinks to the customers. The seller leases the real property. The Laundromat has 36 washers of various capacities and 36 dryers. Most of the machines are in working condition. There are a few machines that should be repaired or replaced.

Recently, the owner purchased four new front-loader washers at a cost of \$6,000.00, adding value to this sale.

The owner recently had a stroke and he finds it difficult to operate the business and communicate with the customers. This is a great opportunity for a working owner/operator.

The owner is requesting a \$20,000.00 down payment for the business. The landlord has agreed to contribute to repairs and minor remodeling of the facility, thus reducing the impact of the \$20,000.00 down payment.

This Business is being represented by a Licensed Real Estate Broker in the State of Arizona, License # BR009292000.

Potential buyers will be asked to meet at the Broker's office to sign a Confidentiality Agreement and provide proof of funds before receiving additional information.

### **General Information:**

**Facilities:** Great corner building with 2,000 sq. ft. of space in a "C" strip center located on the eastside of Tucson.

**Competition:** Very well established over 35 years. Because of the expense of permitting and the cost of opening a new Laundromat this business appears to be safe from infringement.

**Growth and Expansion:** Increased marketing by a working owner/operator for “wash and fold” business would increase business significantly.

**Support/Training:** The seller understands the importance of a smooth transition to a qualified purchaser.

**Reason Selling:** The owner recently suffered a stroke.

**Year Established:** 1977

**Employees:** 1

### **Contact Information:**

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