



BUSINESS OPPORTUNITY!

Coin Laundry For Sale

43534 Gadsden Ave. #H

Lancaster, CA 93534

\$375,000

800.465.8300

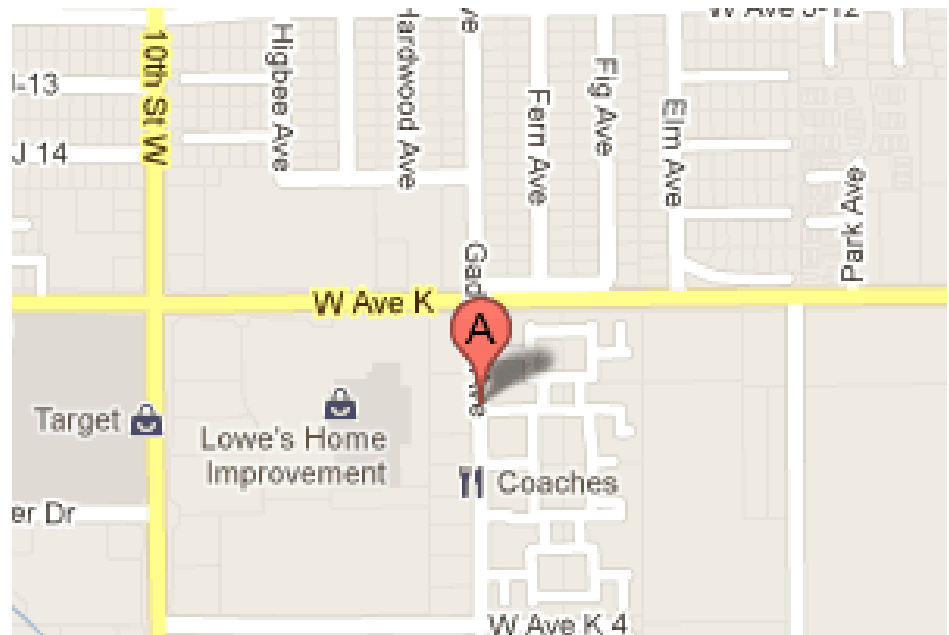
Providencia Properties

In Association with

**Golden State
Laundry Systems**

1984 E. Gladwick St.
Rancho Dominguez, CA
90220

www.gsls4laundry.com



Property	Type	Equipment	Square Foot	Lease Terms
Business	Coin Laundry	Mixed	2,000	3yrs + 2-5yr option

This laundry is in a great location in a busy strip center.

A large parking lot with plenty of spaces makes this laundry easily accessible to customers.

Don't let this wonderful opportunity pass you by,

CALL TODAY TO MAKE AN OFFER!!!



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 In Association with
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1984 E. Gladwick St.
 Rancho Dominguez, CA 90220
 www.gsls4laundry.com

Property Address: 43534 Gadsden Ave. #H Lancaster, CA 93534



**Excellent
 Re-tool
 Opportunity!!**

(Actual laundry not shown)

Property	Type	Equipment	Square Foot	Lease Terms
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Sales Price: \$375,000

INCOME:

Wash & Dry: \$ INCL.
 Other \$ INCL.

Gross Income \$ 12,955

EXPENSES:

Rent \$ 1,080
 Gas \$ 859
 Water/Sewer \$ 160
 Electric \$ 457
 Trash Collection \$ INCL.
 Insurance \$ 103
 Personal Property Tax \$ 27
 CAM \$ 369
 Vending \$ 315
 Parts/Repairs \$ 195
 Attendant \$ 541
 Alarm \$ 20
 Supplies/Misc. \$ 232
 Telephone \$ 85
 Advertising \$ 40
 Average Monthly Expenses \$ 4,483

NET MONTHLY PROFIT \$ 8,472

ESTIMATED ANNUAL INCOME \$101,664

Equipment

Qty	Description	Vend	Age
Top Load Washers			
15	Ipsco	\$1.50	NEW
Front Load Washers			
7	Dexter T300	\$2.25	7 Yrs.
5	Dexter T400	\$3.25	Older
4	Speed Queen	\$3.25	8 Yrs
3	Dexter T600	\$4.25	7 Yrs.
2	Dexter T900	\$5.50	7 Yrs.
Dryers			
17	Dexter		7 Yrs.
Change Machines			
2	American Changer - Rear Load		
Owned Vending Machines			
1	Drink Vending Machine		
1	Snack Vending Machine		
Outside Vendor Machines			