

LAUNDROMAT -/58 Mackay St, Rochester, Vic 3561



Duplex/Semi-detached For Sale

Monday, 15 April 2024

LAUNDROMAT -/58 Mackay St, Rochester, Vic 3561

Bedrooms: 1

Bathrooms: 1

Area: 141 m2

Type: Duplex/Semi-detached



Luke Ryan

\$330,000

Here's an exceptional opportunity to acquire a thriving laundromat business and building situated centrally in Rochester's Business District. Featuring a prominent shop front, this turnkey business is meticulously maintained and primed for seamless ownership transfer. An established reputation within the community for quality service and reliability. Well-maintained premises comprising the main shop front with reverse cycle air which contains the washers and dryers as well as vending machines for change, washing powder and confectionary. Office section, store room, toilet are situated at the back of the shop with no public access and is for manger use only. State-of-the-art laundry equipment including industrial washers, gas-powered dryers, ensuring reliability and efficiency. Spare parts machines are included. Ample space for customer seating and waiting area and convenient street parking available in front of building. Additional backyard space with rear access and off street parking provides flexibility for expansion or outdoor seating area. Diverse customer base including local residents, professionals, and tourists. Low overhead costs with potential for increased profitability through strategic management. Self-locking front door and security camera surveillance system ensuring the safety and security of the business premises and assets. Equipment includes:-

- 5 x Speed Queen Commercial Top Loader Washing Machines
- 1 x Speed Queen Front Loader Large Machine
- 1 x Speed Queen Front Loader Extra Large Machine (king size doona's etc)
- Primus Front Loader Washing Machine for Pets apparel
- 1 x Maytag Dryer
- 1 x ISPO Dryers
- 6 x Huebsch Dryers
- Change machines, and washing powder vending machines, Drink, chips and Choc bar vending machine.

All machines are coin operated. This is an exceptional opportunity for entrepreneurs seeking a business venture in a prime CBD location. Whether you're an experienced investor looking to expand your portfolio or a first-time business owner, this turnkey laundromat offers a solid foundation for success. Call Luke Ryan on 0438 841 127 to arrange an inspection.