

# \$305,000 - 100-198 E 2nd Avenue, Boulder

MLS® #30032683

**\$305,000**

Bedroom, Bathroom, 1,152 sqft  
Commercial Sale on 0.13 Acres

N/A, Boulder, MT

Seize a lucrative investment opportunity with this fully operational, turnkey commercial laundromat. Currently the only laundromat in Boulder MT, this 1,152 sq ft property is perfectly equipped to continue generating consistent revenue. The laundromat comes complete with all necessary equipment, including 12 clothes washers and 12 dryers all coin-operated and commercial washer and dryer for heavy-duty laundry needs. The property is easily accessible with large parking lot. Inside features seating, counters for folding clothes and utility sink for patrons to use. Equipped with security cameras, Coin operated laundry detergent kiosk and change machine. The space includes a small storage room with water heaters, forced air gas furnace and shelving for storage and parts. Small bathroom for customer use. This sale includes everything you need to continue operations seamlessly. From the laundry machines to the operational procedures, step into a business with an established customer base.

Built in 1990

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | 30032683  |
| Price          | \$305,000 |
| Square Footage | 1,152     |
| Acres          | 0.13      |



|            |                 |
|------------|-----------------|
| Year Built | 1990            |
| Type       | Commercial Sale |
| Sub-Type   | Building/Land   |
| Status     | Active          |

**Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 100-198 E 2nd Avenue |
| Subdivision | N/A                  |
| City        | Boulder              |
| County      | Jefferson            |
| State       | MT                   |
| Zip Code    | 59632                |

**Amenities**

|         |                    |
|---------|--------------------|
| Parking | Additional Parking |
|---------|--------------------|

**Interior**

|         |                 |
|---------|-----------------|
| Heating | Forced Air, Gas |
|---------|-----------------|

**Exterior**

|            |        |
|------------|--------|
| Foundation | Poured |
|------------|--------|

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 21st, 2024 |
| Days on Market | 377               |