

SMITH'S LAUNDROMAT

Caldwell, Idaho

THE COMPANY

This is a second generation owned local Laundromat in the heart of downtown Caldwell, Idaho. The operation is fully attended by hourly employees; the Owner runs this operation passively, spending approximately 10 hours per week on the business. The business is clean, safe and well maintained. The Owner continues to maintain and upgrade equipment, investing over \$150,000 in new equipment over the last seven years. The operation has 24 double loaders, four triple loaders and two 65 pound washers, the largest capacity machines in the area.



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THE LOCATION

The corner location in downtown Caldwell is prime, providing easy access for customers. The +/-3,000 SF building is currently on a month-to-month lease for \$1,200 per month. The landlord will negotiate a new long term lease with the purchaser of Smith's Laundromat. There is also an adjacent rental house and vacant lot for sale by the Owner; click [here](#) for a Profile. The Owner purchased the property to expand the parking area for the Laundromat and provide low cost living quarters for his manager.

THE STRENGTHS

Obviously the strength of the business is that it has been in operation at the same location for over 35 years and has a great reputation as a clean, reliable and safe operation. The 65 pound large capacity washers are the largest in the area; customers come to the business specifically to use these large capacity machines.

THE REASON FOR SELLING

The Owners have multiple business interests and are ready to simplify their lives by selling this opportunity.

THE IDEAL BUYER

The ideal buyer would be any person interested in a semi-passive business with a lot of upside potential.

THE POSSIBILITIES

A new Owner could expand the offerings to include folding, mending and ironing along with pick-up and delivery. Other possibilities include contract laundry services for other businesses such as hotels, health clubs, spas, etc. A complete package of information is available upon execution of a Confidentiality Agreement.

ASKING PRICE
\$180,000

TERMS:
Cash or Terms
Acceptable to Seller

ASSETS

Furniture Fixtures & Equipment	\$175,738
Total Assets	\$175,738

All values provided by Seller

INCOME STATEMENT SUMMARY

Gross Sales	\$123,486
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Financial information provided by Seller

20111026

ARTHUR BERRY & COMPANY



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TO RECEIVE FURTHER INFORMATION, sign and return the Confidentiality Agreement/Agency Representation found on our web site. The listing agent, **BRENT BUNGARD**, will then contact you. If you prefer, this agreement can also be requested by contacting Brent at **208-639-6168**. The information above has been provided by the seller. Arthur Berry & Company makes no representation as to its reliability. Price and terms subject to change at seller's discretion. FILE 4192