

# LISBON LAUNDRY

19 5TH AVE W LISBON, ND 58054

PRICE	BUILDING SIZE	PRICE PER SF	LOT SIZE
\$160,000	1,512 SF	\$105.82	9,700 SF

## LOCATION

Located in the heart of Lisbon, ND, the area surrounding the property offers a charming blend of historic appeal and modern convenience. With its welcoming community atmosphere, Lisbon provides a picturesque backdrop for any business.



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FOR SALE | 19 5TH AVE W LISBON, ND 58054



## OFFERING SUMMARY

Sale Price:	\$160,000
Building Size:	1,512 SF
Lot Size:	0.12 Acres
Price / SF:	\$105.82

## PROPERTY OVERVIEW

Introducing an exceptional investment opportunity, a successful and strong operating laundromat in a 1,512 square foot building located in the Lisbon area. This prime retail space boasts a strategic location, offering high visibility and foot traffic for any retail business. With its versatile layout and modern amenities, and exceptional opportunity for another business or apartment conversion next to the laundromat this property presents a canvas for retail entrepreneurs to bring their vision to life.

## PROPERTY HIGHLIGHTS

- No competitors within 70 miles!
- Over \$50k in equipment and updates within the last 2 years!
- Machines are Coin Pay OR Bluetooth Pay!
- 8 newer washers / 8 newer dryers
- 4 large capacity dryers / 2 large capacity washers
- New change machine
- Vending machine
- New LED lighting and more!
- Half building is a laundromat/ Half office space for rent

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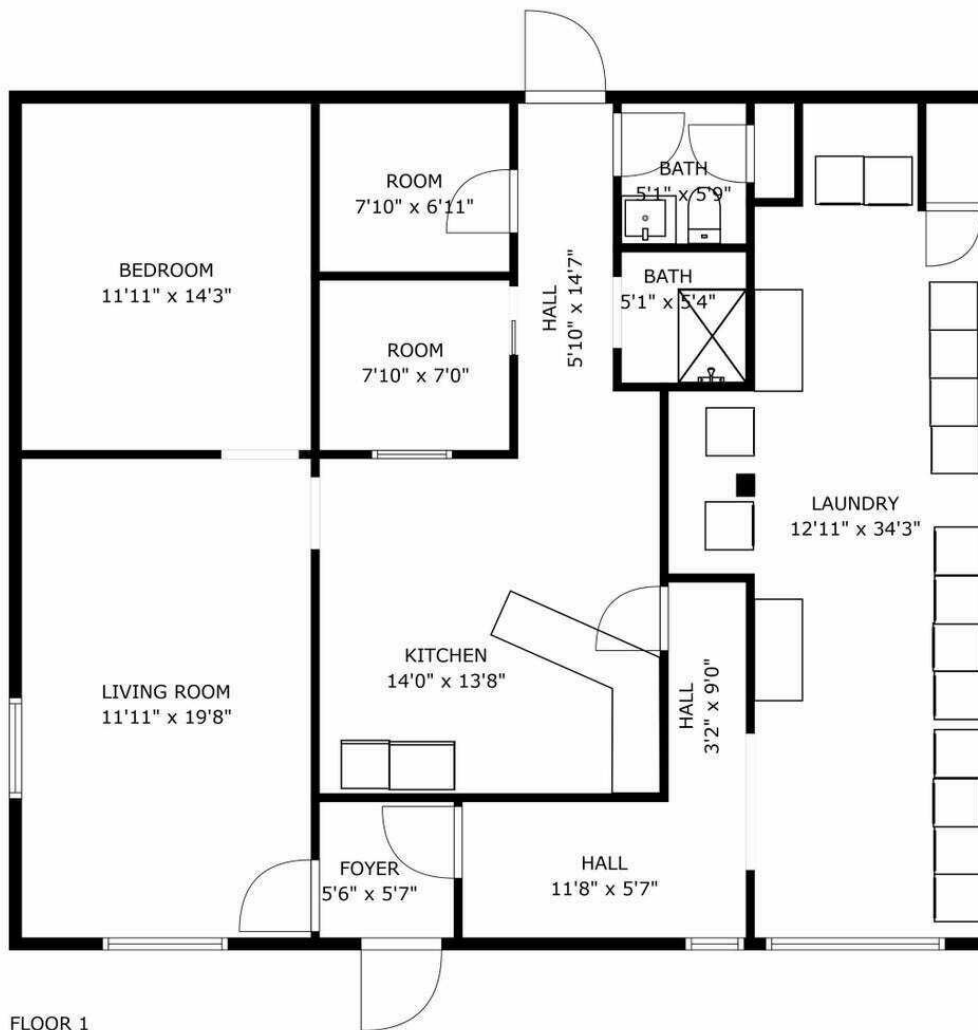
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FLOOR 1

This FlöPlan floor plan is intended to represent the flow of the property and may not accurately represent the dimensions of each room or the property as a whole. Copyright © 2023 Financial Business Systems, Inc. All rights reserved.

FlöPlan

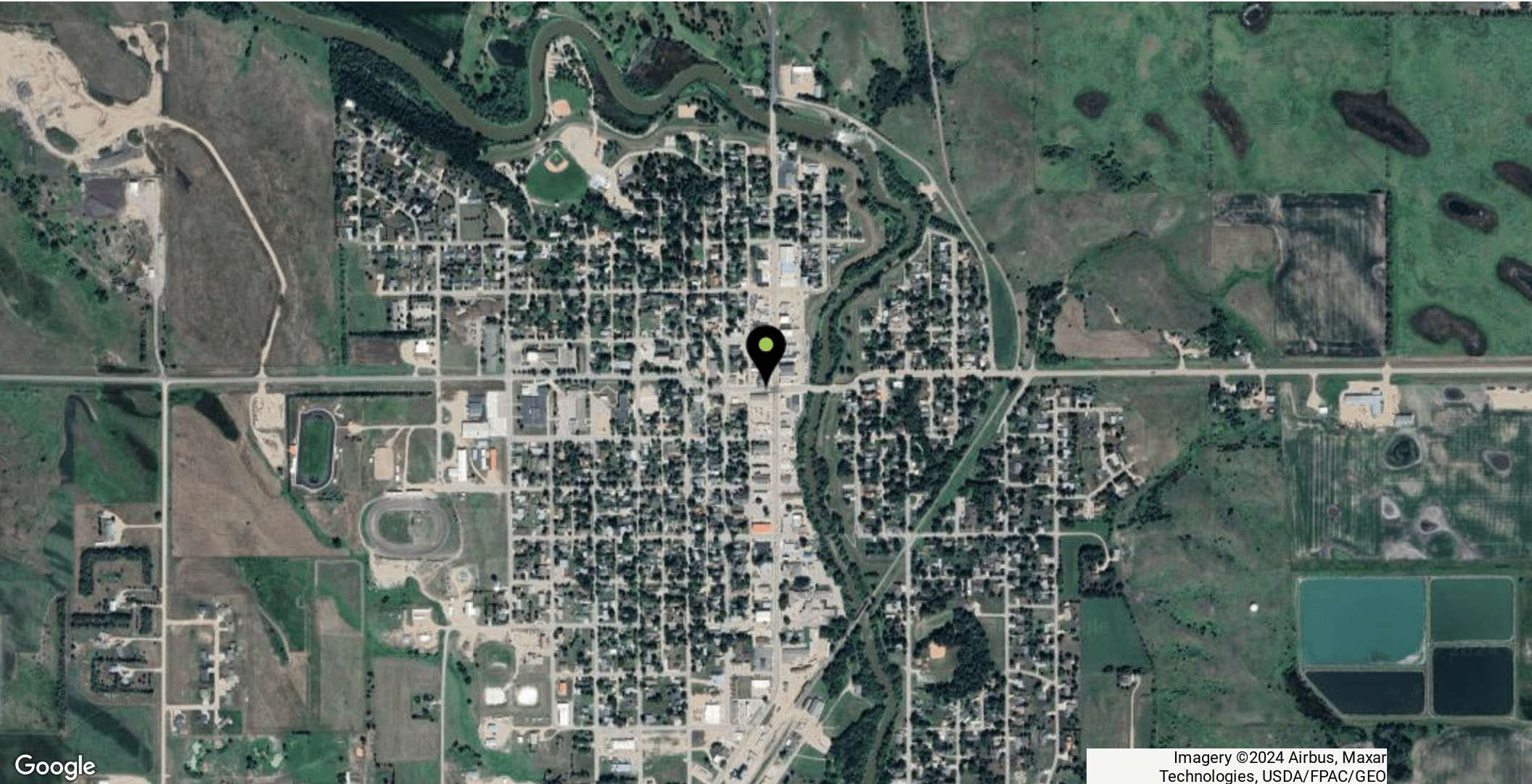
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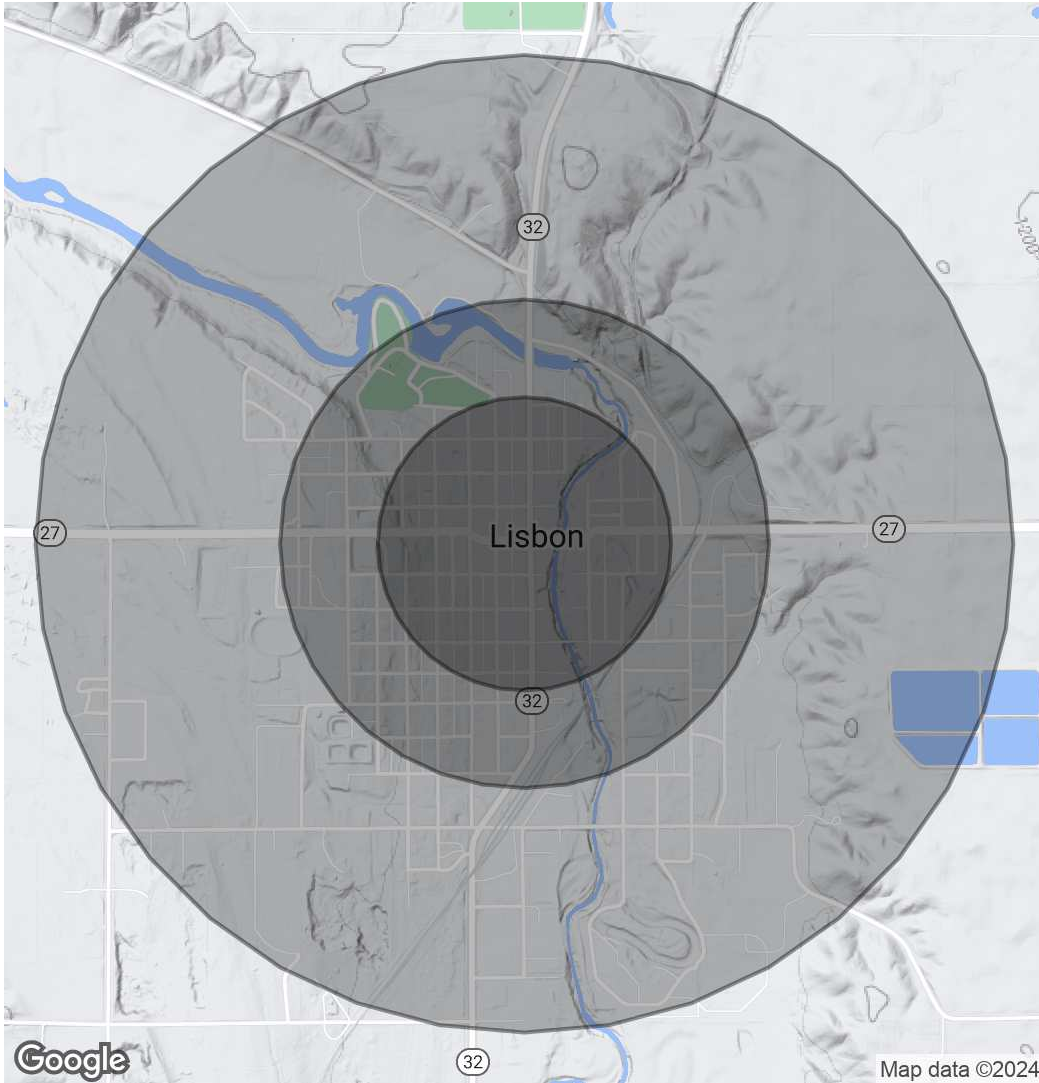
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	516	1,438	2,172
Average Age	44	43	44
Average Age (Male)	43	43	44
Average Age (Female)	44	44	44

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	213	591	897
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$82,098	\$81,953	\$82,242
Average House Value	\$180,217	\$180,379	\$180,301

Demographics data derived from AlphaMap



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