

# LAUNDROMAT & BUILDING FOR SALE

## Somerset County



### PROPERTY DESCRIPTION

- **Turnkey, well established profitable laundromat for sale**
- **Sale includes the building with possibilities to expand and add a second floor apartment generating additional income!**
- **Located in Downtown Somerville**
- **High volume drop-off and self-service business.**
- **Includes 27 washers and 28 dryers with potential for expansion.**
- **Offered at: \$925,000.**



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COMMERCIAL DIVISION

Commercial Sales & Leasing

# Laundromat Business & Building

81 Somerset St. Somerville, NJ

DBA: Somerville Laundromat

## INCOME & EXPENSES

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### EXPENSES:

2023

PSE&G: \$ 19,200.00  
Water: \$ 10,416.00  
Taxes: \$ 17,481.00  
Sewer: \$ 4,680.00  
Insurances: \$ 3,854.00  
Phone/Internet: \$ 3,000.00  
Garbage: \$ 4,332.00  
Parts/Repair: \$ 4,500.00  
Soap/Supply: \$ 10,800.00  
Misc: \$ 4,000.00  
Payroll: \$ 67,600.00  
Total: \$149,863.00

### INCOME:

Washer/Coin: \$218,253.00  
Drop & Fold: \$ 40,117.00  
Total Revenue: \$258,370.00

### **2024 (First 6 months)**

Washer/Coin: \$109,500.00  
Drop & Fold: \$ 34,928.00  
Total Revenue: \$144,428.00

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### EQUIPMENT:

Dexter Washers  
Heubsch Dryers  
Dryers: 28  
Washers: 4 X Large  
Washers: 7 Large  
Washers: 8 Medium  
Washers: 8 Small

GOI: \$258,370.00  
TOE: \$149,863.00  
NOI: \$108,507.00

CAP Rate: 11.73

Wonderful owner-operator or investor opportunity to own a family owned (37 years) laundromat business and own the real estate. Potential for growth. Located in Downtown Somerville, the County Seat for Somerset County.