

# \$355,000 - 130 Railway Avenue, Lanigan

MLS® #SK007017

**\$355,000**

0 Bedroom, 0.00 Bathroom, 1,920 sqft

Business on 0.28 Acres

N/A, Lanigan, Saskatchewan

**FOR SALE: Turn-Key Car Wash & Laundromat with Water Sales** – Prime Location on Highway 16, Lanigan, SK Seize this rare opportunity to own a well-established Car Wash & Laundromat business located in the heart of Lanigan, right on the highly visible and high-traffic Highway 16. Serving the community for over 20 years, this locally trusted business is now available as the owners look to retire. **Property Features:**

- **Multi-Income Stream:** Includes a modern self-serve car wash, laundromat, and high-volume water sales station.
- **Technology-Driven Convenience:** Features a tap card system for water dispensing and car wash bays, with traditional toonie and loonie payment options also available.
- **Security & Control:** Fully equipped with a DVR camera system and app-enabled system to remotely control and secure access points.
- **Well-Maintained Infrastructure:** Wash bays are spray foam insulated and metal clad for efficiency and durability.
- **Modern Equipment:** Boiler, (in floor heat in bays, mechanical room laundromat) and water heater replaced within the last 5 years; both pumps rebuilt in the past year.
- **Additional Amenities:** On-site bathroom, storage bay, and room for future expansion including potential for an outdoor wash bay (septic in place).
- **Strategic Location:** Centrally located in Lanigan, a bustling hub in Potash Alley.
- **Only 15 minutes from two major Potash Mines and just an hour from Saskatoon, ensuring a**



strong customer base of local residents and industrial traffic. This is a turn-key business opportunity with proven income and tremendous growth potential in a growing industrial region. Whether you're an investor, entrepreneur, or expanding your commercial portfolio, this property checks all the boxes. Call today to view or for more information! (id:6289)

Built in 1968

### Essential Information

|                |           |
|----------------|-----------|
| Listing #      | SK007017  |
| Price          | \$355,000 |
| Bathrooms      | 0.00      |
| Square Footage | 1,920     |
| Acres          | 0.28      |
| Year Built     | 1968      |
| Type           | Business  |
| Sub-Type       | Freehold  |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 130 Railway Avenue |
| Subdivision | N/A                |
| City        | Lanigan            |
| Province    | Saskatchewan       |
| Postal Code | S0K2M0             |

### Amenities

|           |            |
|-----------|------------|
| Amenities | Storefront |
|-----------|------------|

### Interior

|         |                  |
|---------|------------------|
| Heating | Hot Water, Other |
|---------|------------------|

### Listing Details

|                |                              |
|----------------|------------------------------|
| Listing Office | Century 21 Fusion - Humboldt |
|----------------|------------------------------|



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