

# SALE

## KOINONIA LAUNDRY

302 S 29th St Billings, MT 59101

**SALE PRICE REDUCED TO \$570,000**



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COMMERCIAL**  
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**Nathan Matelich, CCIM**

406 781 6889

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Sale Price	<b>\$570,000</b>
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### OFFERING SUMMARY

Building Size:	2,732 SF
Lot Size:	7,000 SF
Price / SF:	\$208.64
Year Built:	1943
Zoning:	NMU-Neighborhood Mixed-Use

### LISTING OVERVIEW

Koinonia Laundry Business & Real Estate for Sale \$599,000  
2,732 SF of Buildings  
7,000 SF of Land  
Zoned Neighborhood Mixed Use

Koinonia Laundry Business Includes:

The business operated at 302 S 29th St

Operations include self service all cash laundromat and full laundry services and linen supply

Includes all business assets located within the property (no vehicles)

Includes all existing accounts and contracts

Includes the brand and associated materials

Includes training (up to two business weeks) on current operations

NOTE: Seller is willing to sell just the coin opp laundry business and real estate for \$500,000 and retain wash/dry/fold laundry assets.

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### PROPERTY DESCRIPTION:

302 S 29th St Real Estate:

Zoned Neighborhood Mixed Use  
1,521 SF Retail Building  
All new within the last five years:  
400 Amp building service  
2" water service with new bulkhead  
Building sewer cleanouts  
Foam spray roof and metal patio roof  
High efficiency HVAC system(2)  
High efficiency on demand water heaters  
(8) Dual Tumble Dryers  
(14) Commercial Washer Extractors (16 total, 2 are preexisting)  
(3) Change Makers  
(2) Vending Machines  
ATM18  
Camera security system  
Door lock system hardware and software  
(3) Sheds  
Vinyl fence with metal driveway gate  
LED Lighting inside and out  
New paint inside and out

2910 3rd Ave S Real Estate:

1Bed/2 Bath Single Family Residence  
1,211 SF House  
Included on same lot at Koinonia Laundry building  
New 200 amp service  
New high efficiency hot water heater and HVAC system  
Replacement windows/doors  
Remodeled kitchen/dining and second bath  
House is stripped down outside of those two rooms and currently used as business extra space



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### BUSINESS FURNITURE, FIXTURES & EQUIPMENT:

- (2) 60# Speed Queen Coin Op Extractors
- (2) 40# Speed Queen Coin Op Extractors
- (2) 30# Speed Queen Coin Op Extractors
- (3) 20# Speed Queen Coin Op Extractors
- (7) 14# Speed Queen Super HE Top Load Washers
- (6) 30# Speed Queen Dual Stacked Coin Op Tumblers
- (2) 45# Speed Queen Dual Stacked Coin Op Tumblers
- (2) American Changer Bill to Quarter Changers
- Standard Changer Bill to Bill Exchanger
- 8 Slot Full Electronic Soap Vending Machine
- Thru Wall ATM
- Food & Drink Vending Machine
- Singer Commercial Sewing Machine
- Clam Shell Steam Press & Garment Steamer
- (2) hand wash tubs
- Coin Counter
- Rolling Utility Cart
- Mop & Mop Bucket, Brooms & Shovels
- Touchscreen POS Computer Set 18 Camera HD Security System w/ Monitor Ticket/Receipt Printer Canon Office Machine
- Fax/Scan/Print Trash Cans
- (4) 8 Bushel Laundry Truck
- (2) 6 Bushel Laundry Truck
- (4) SS Hanging Carts
- (2) Large SS Angle Carts
- (2) Small SS Angle Carts
- (2) Small SS Square Carts
- (6) SS Shelving Units
- (2) 36 inch Flat Screens w/ Antenna Time Clock
- (3) SS Tables
- (3) Blue Folding Tables & Large White Folding Table
- (2) Vacuums & (1) Carpet Cleaner
- Linen & Dry Cleaning Bags
- (1500+) Linen Supply Rags
- (200+) Logo Wash & Fold Bags
- X Racks & Hanger Stands
- (2) Seating Units w/ Tables
- (30+) 3x5 Linen Supply Entry Mats
- (20+) Linen Supply Mops
- ALL SHOP SUPPLIES ON HAND AT THE DATE OF SALE (i.e. vending machines' stock, cleaning supplies, operations supply)
- Promotional Materials on Hand (not including our personal likenesses, not including commercials; those may be purchased separately if wanted)
- Social Media Accounts
- All Logos and Applicable Digital Files
- Does not include any vehicles (may be purchased separately if wanted)



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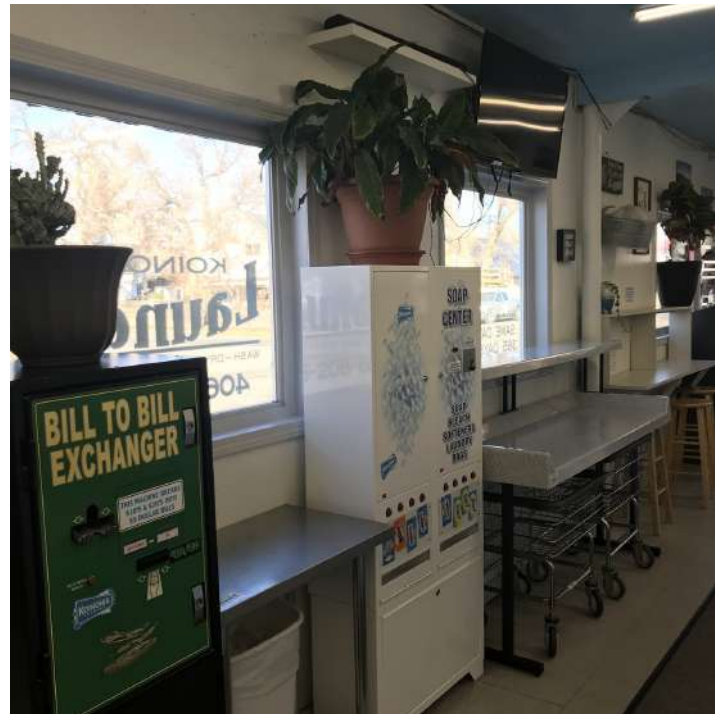
### BUSINESS OVERVIEW:

Commercial Accounts (Scheduled Service at least once per month - Does not include scheduled residential): List of accounts available to qualified buyers

Peak Season Repeat Residential Accounts : 360 - 450 (Jan-Aug)

Off Season Repeat Residential Accounts : 220- 250 (Sept - Dec)

Guest laundry pickup/delivery coordinated through the front desk at 90%+ of Billings hotels/motels



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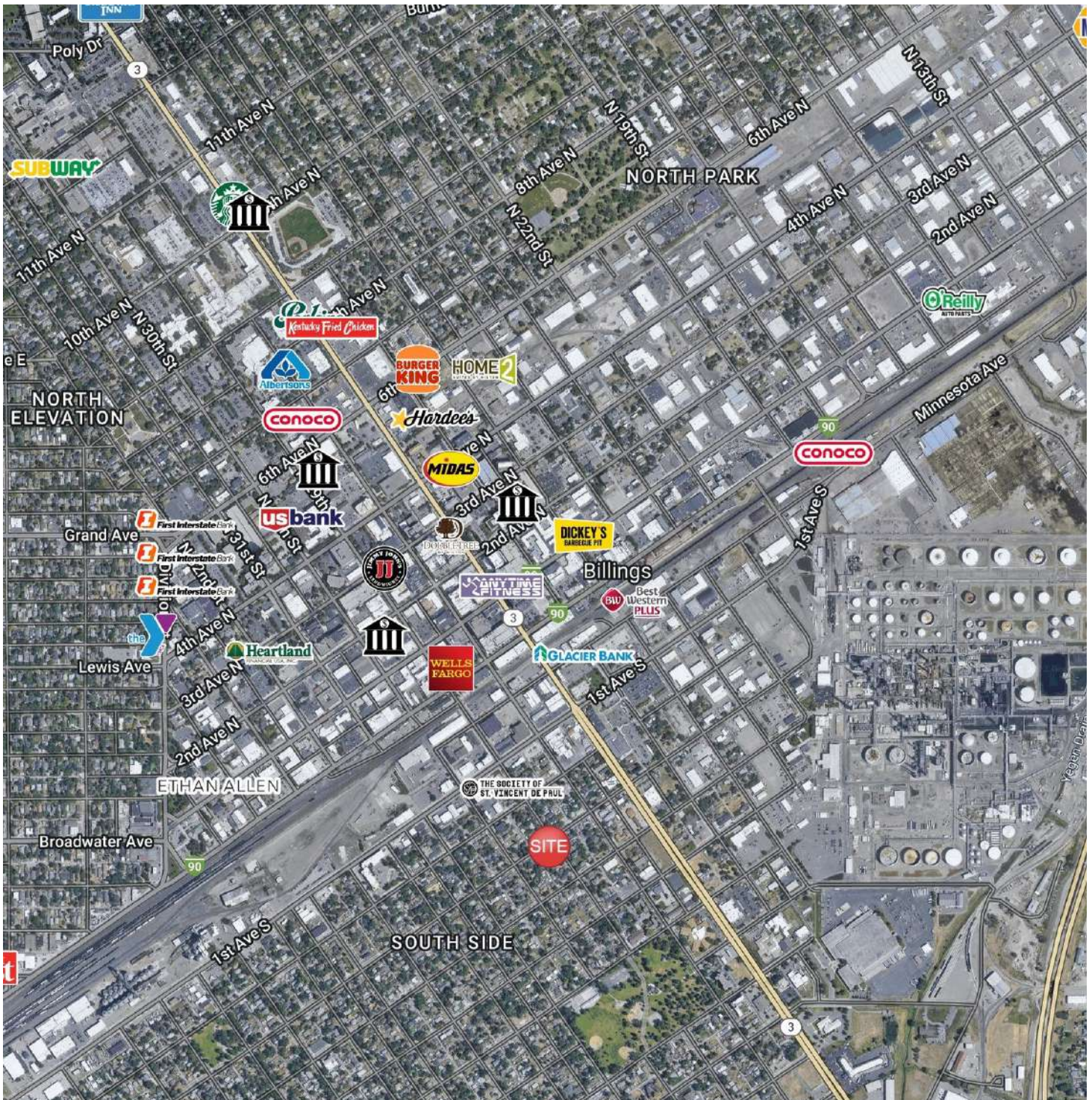
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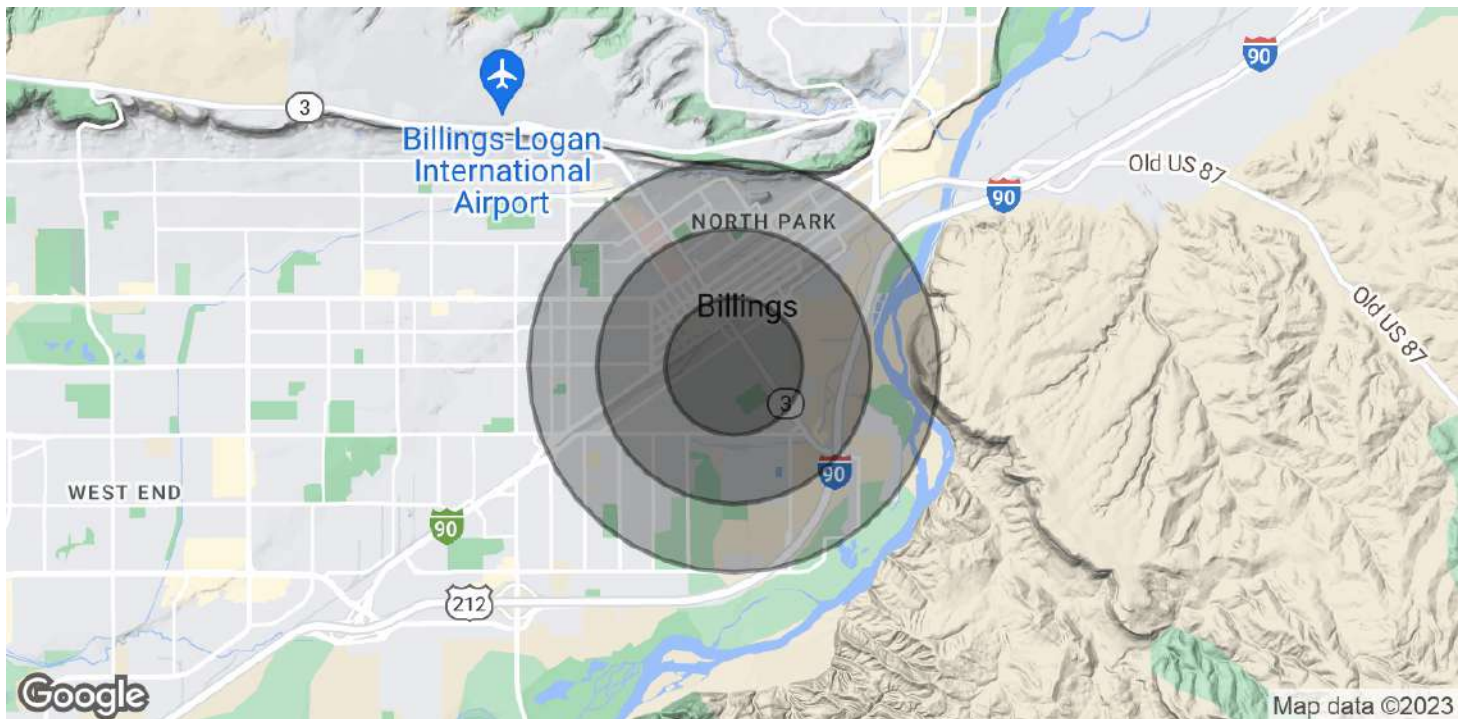
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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	2,036	7,509	17,792
Average Age	40.2	36.1	34.8
Average Age (Male)	37.5	33.4	33.2
Average Age (Female)	41.5	39.1	37.6

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	1,001	3,693	8,739
# of Persons per HH	2	2	2
Average HH Income	\$44,581	\$47,351	\$48,707
Average House Value	\$110,728	\$145,237	\$167,920

\* Demographic data derived from 2020 ACS - US Census

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