

## **WASH-O-RAMA LAUNDROMAT – 308 BROADWAY, COTTONWOOD FALLS, KS**

Completely transformed in 2016, it was reimagined from a classic downtown storefront into a stylish, fully functional laundromat that serves all of Chase County. Inside, you'll find 6 washing machines and 8 dryers, making laundry both easy and efficient. But what truly sets this space apart is its unique character: a beautifully restored decorative tin ceiling, custom wash tub tables, and vintage cast iron tractor seat stools. It's a perfect blend of function and charm that reflects the spirit of the Flint Hills. As an added bonus, the back half of the building includes a rental unit—originally operated as an Airbnb called *The Rancher's Rest*, and currently used as a long-term rental. Continue using it for steady income, or keep it as a cozy place to stay when visiting the Flint Hills.

- **Washers**

- 2 Speed Queen 40# Quantum Gold Hardmount Washer/Extractors (stainless finish)

- 4 Speed Queen Horizon 21.5# Front Load Washers, Quantum Gold Controls with gravity drain and multi-price vending with coin drop (white finish)

- **Dryers**

- 4 Speed Queen 30# Stacked Dryers (4 stacks of 2 for 8 total dryers), Coin-operated, gas, basic electronic control "MDC" micro with electronic display (stainless finish)

- **Other**

- 1 North Star Water Conditioning Ultra Computerized Demand Automatic Water Conditioner

- 1 T-K Jr. Instantaneous Water Heater

- 1 Vend-Rite detergent vending machine

- 1 Coinco Vantage Series Bill Acceptor

HVAC, Electric, Plumbing, Sewer, Fixtures, Finishes, Floor Structure, Etc. - All new 2016



308 Broadway, Cottonwood Falls, Chase County, Kansas 66845