



LANDMARK COMMERCIAL REALTY
425 N 21st St., Ste 302, Camp Hill, PA
☎ (717) 731.1990
🌐 www.LandmarkCR.com



GUN & AMMO *store & business for sale*

498 WEST HIGH STREET, ELIZABETHTOWN, PA

Well-Established Firearms & Ammunitions Retailer for Sale



EXECUTIVE SUMMARY

This well-established gun and ammunition store has been serving customers for approximately 25 years, beginning in the original owner's basement before relocating in 2014 to a prominent, attractive building on a major road in Elizabethtown. Pennsylvania remains a gun-friendly state where no license is required to purchase or own a firearm, though background checks are mandatory. The store is widely respected in the firearms community for exceptional customer service, product knowledge, and specialized services including engraving, cleaning, and lubrication.

This is a perfect acquisition for a firearm hobbyist or entrepreneur seeking a fully turnkey operation with significant growth potential. The owner is willing to assist in transition for 30 to 60 days. The offering includes real estate, FF&E, inventory, and a strong ongoing business generating approximately \$1 million in annual gross sales. Additional income streams include a four-bedroom apartment and two office rentals.



BUSINESS HIGHLIGHTS

- **Long-established** gun and ammunition retailer with **approximately 25 years of operation**
- **Strong reputation** for customer service, expertise, and product knowledge
- Offers engraving, cleaning, lubrication, and accessory support services
- Includes **approximately \$270,000 of inventory** at closing
- **FF&E valued at approximately \$150,000** (equipment list available)
- **Business priced at \$500,000** with **gross sales around \$1 million**
- **Turnkey opportunity** for hobbyists or seasoned operators
- **NFA Class 2 Manufacturer/Dealer** with suppressors, short-barreled items, and on-site fingerprinting and photography
- **Large selection of firearms, ammunition, and accessories** from major brands
- **Owner willing to train buyer for 30 to 60 days**
- **Ideal for a buyer seeking a stable, established, growth-ready operation**

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BO MANGAM
Director, Sales & Leasing
BMangam@LandmarkCR.com
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PROPERTY HIGHLIGHTS



- Attractive, well-maintained commercial building on a major road in Elizabethtown
- Approximately 14 on-site parking spaces
- Public water, public sewer, gas heat, and A/C across all three floors
- Includes a four-bedroom apartment generating steady rental income
- Two additional offices rented for supplemental monthly income
- Positioned for strong visibility and excellent customer access
- Originally renovated for firearm retail use with secure layout
- Solid long-term real estate asset included in the sale at \$600,000

OFFERING SUMMARY

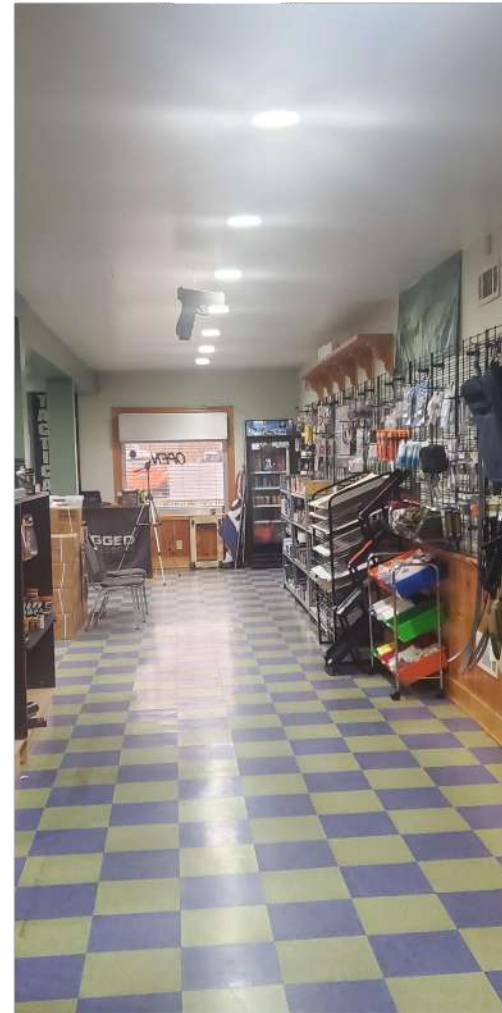
BUILDING FEATURES		
PROPERTY TYPE	Mixed Use Commercial / Retail	
LOCATION	Elizabethtown, Lancaster County	
NUMBER OF BUILDINGS	1	
NUMBER OF FLOORS	3	
ZONING	Commercial	
PARKING	Approx 14 Spaces	
INCOME-PRODUCING COMPONENTS		
RESIDENTIAL	(One 4-BR Apt with consistent rental income = \$1,075/mo)	\$12,900
OFFICE	(Two private offices leased to long-term tenants = \$650/mo/unit)	\$15,600
RETAIL OPERATIONS	(Firearms, ammunition, and accessory sales)	\$1,000,000
BUSINESS COMPONENTS INCLUDED IN SALE		
Established brand with strong local and regional recognition		
Inventory, fixtures, equipment, and operational infrastructure (valued at ± \$420,000)		
Specialty services including NFA processing, accessories, and customization		
Long-standing staff and owner transition support available		

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PROPERTY PHOTOS



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ABOUT LANDMARK

Landmark Commercial Realty - TCN Worldwide is a full service Commercial / Industrial Brokerage firm head-quartered just outside Harrisburg in Camp Hill, Pennsylvania. We primarily focus in the South Central region of Harrisburg, Carlisle, York, Lebanon, Lancaster, Hershey, and State College.

BROKERAGE SERVICES

- Landlord/Seller Representation
- Tenant / Buyer Representation
- Major Project Marketing
- Land Assemblages
- Contract Lease Negotiations
- Build-to-Suit Projects

CONSULTING SERVICES

- Investment Cash Flow Analysis
- Rezoning, Permitting and Approvals
- Portfolio Analysis
- Engineering, Space Planning, Design
- Logistical Supply Chain Analysis
- Feasibility Marketing

MARKET INFORMATION

- Retail Competition Mapping
- Trade Area Studies
- Absorption Studies

PROUDLY SERVING SOUTH CENTRAL PENNSYLVANIA FOR OVER 30 YEARS



HARRISBURG CARLISLE
 STATE COLLEGE YORK
 ALLENTOWN GETTYSBURG
 HAZLETON LEBANON
 HAGERSTOWN LANCASTER
 CHAMBERSBURG HERSHEY

Landmark affiliated with TCN Worldwide Real Estate Services in 2013. TCN Worldwide is recognized as one of the industry's most powerful brokerages, ranking 7th in Commercial Property Executive and 9th by National Real estate Investor.

TCN Worldwide is a consortium of independent commercial real estate firms, providing integrated real estate solutions locally and internationally. With commercial real estate professionals serving more than 200 primary and secondary markets worldwide, TCN Worldwide ranks as one of the largest service providers in the industry, consisting of more than 1,500 commercial real estate professionals in 60+ offices, and collectively representing more than \$58.6 billion in annual transaction volume.

As a member of TCN Worldwide platform, Landmark Commercial Realty is able to meet our clients' real estate needs globally by utilizing local expertise while retaining direct control and responsibility, providing a single point of contact.

We offer comprehensive commercial real estate transaction, management and consulting services, all provided with the highest level of corporate accountability and entrepreneurial commitment.



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant of tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Landmark Commercial in compliance with all applicable fair housing and equal opportunity laws.