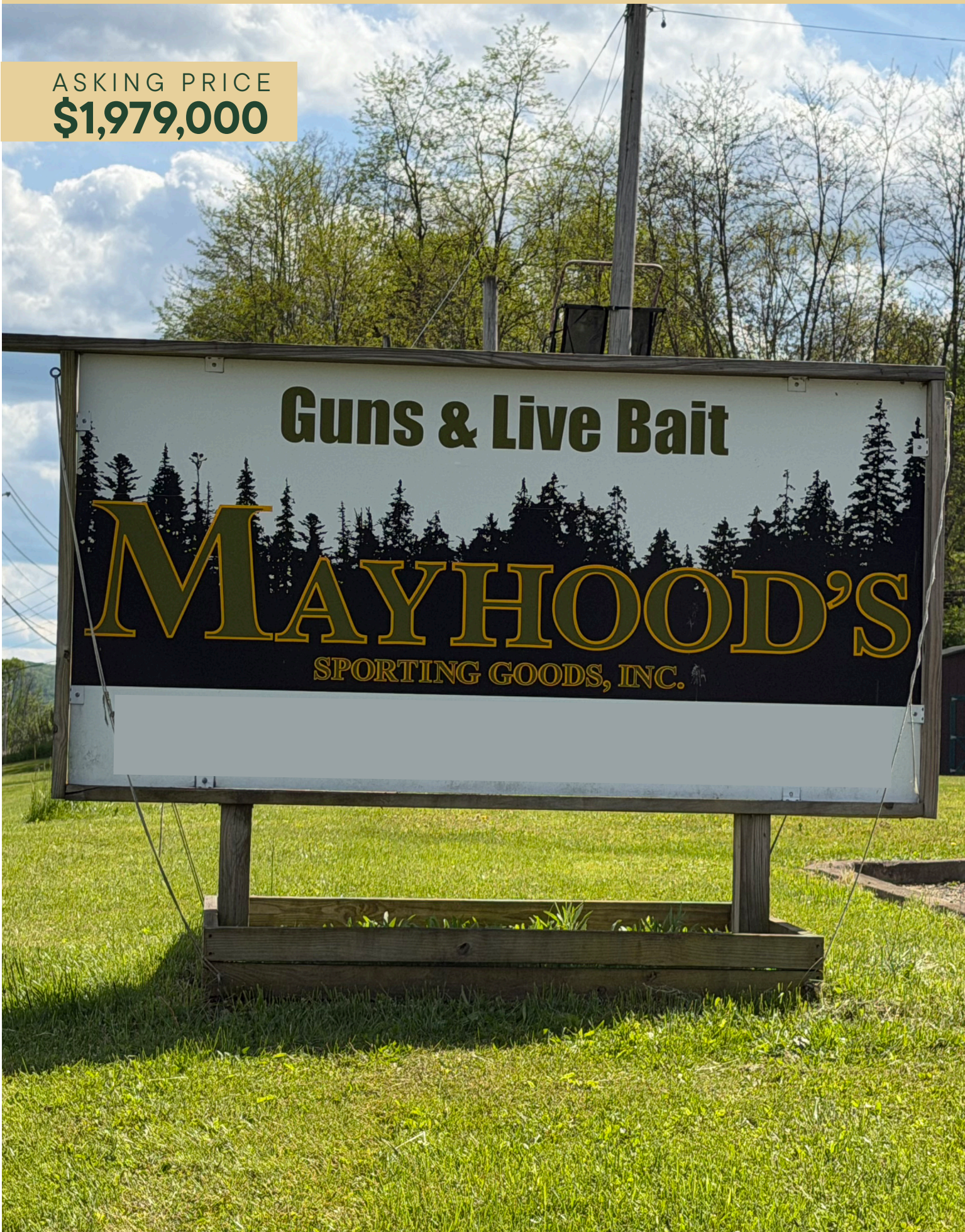


ASKING PRICE
\$1,979,000



5217 STATE HIGHWAY 12
NORWICH, NY 13815

**HOWARD
HANNA**
REAL ESTATE SERVICES

FOR SALE



KAREN CAMMARATA
Licensed Associate Real Estate Broker
c: (607) 373-0800
karencammarata@howardhanna.com
karencammarata.howardhanna.com

A House-Sold Name!

6095 State Highway 12
Norwich, NY 13815



If you have a brokerage relationship with another agency, this is not intended as a solicitation. All information deemed reliable but not guaranteed by Howard Hanna or its agents/affiliates.

5217 STATE HIGHWAY 12 NORWICH, NY 13815

SF: 7,000 · Year Built: 2003 · 4 Acres

Established 50-Year Family-Owned All Season Sporting Goods Store - A rare opportunity to acquire a well-known, family-owned sporting good business that has proudly served its community for over five decades. This all-season destination offers a wide range of outdoor equipment and has built a loyal customer base that shops year-round. The property features a spacious 5,000 sq. ft. storefront, providing ample retail space for merchandise displays, customer service, and inventory (inventory sold separately). An additional 2,000 sq. ft. rear expansion enhances the building's functionality and includes a dedicated archery lane, adding a unique draw for both seasoned archers and beginners. The store is fully stocked with an extensive selection of outdoor and sporting goods, including: Fishing gear and live bait, Ice Fishing equipment, Archery supplies, crossbows and compound bows, handguns, shotguns, rifles and a large assortment of ammunition and reloading supplies, Hunting supplies, outdoor clothing, footwear and trapping supplies! Location on State Hwy 12 offers high visibility and daily traffic! With its long-standing reputation, diverse product offerings, and prime setup for year-round business this turnkey operation is ideal for an entrepreneur, outdoor enthusiast, or investor.

