

**E Bridge Ave - Investment Opportunity - Carbon County**  
102 E. Bridge Ave  
Saratoga, WY 82331

**\$1,500,000**  
0.010± Acres  
Carbon County



**E Bridge Ave - Investment Opportunity - Carbon County  
Saratoga, WY / Carbon County**

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**SUMMARY**

**Address**

102 E. Bridge Ave

**City, State Zip**

Saratoga, WY 82331

**County**

Carbon County

**Type**

Commercial

**Latitude / Longitude**

41.45504 / -106.80746

**Acreage**

0.010

**Price**

\$1,500,000

**Property Website**

<https://www.mossyoakproperties.com/property/e-bridge-ave-investment-opportunity-carbon-county-carbon-wyoming/77326/>



## **E Bridge Ave - Investment Opportunity - Carbon County Saratoga, WY / Carbon County**

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### **PROPERTY DESCRIPTION**

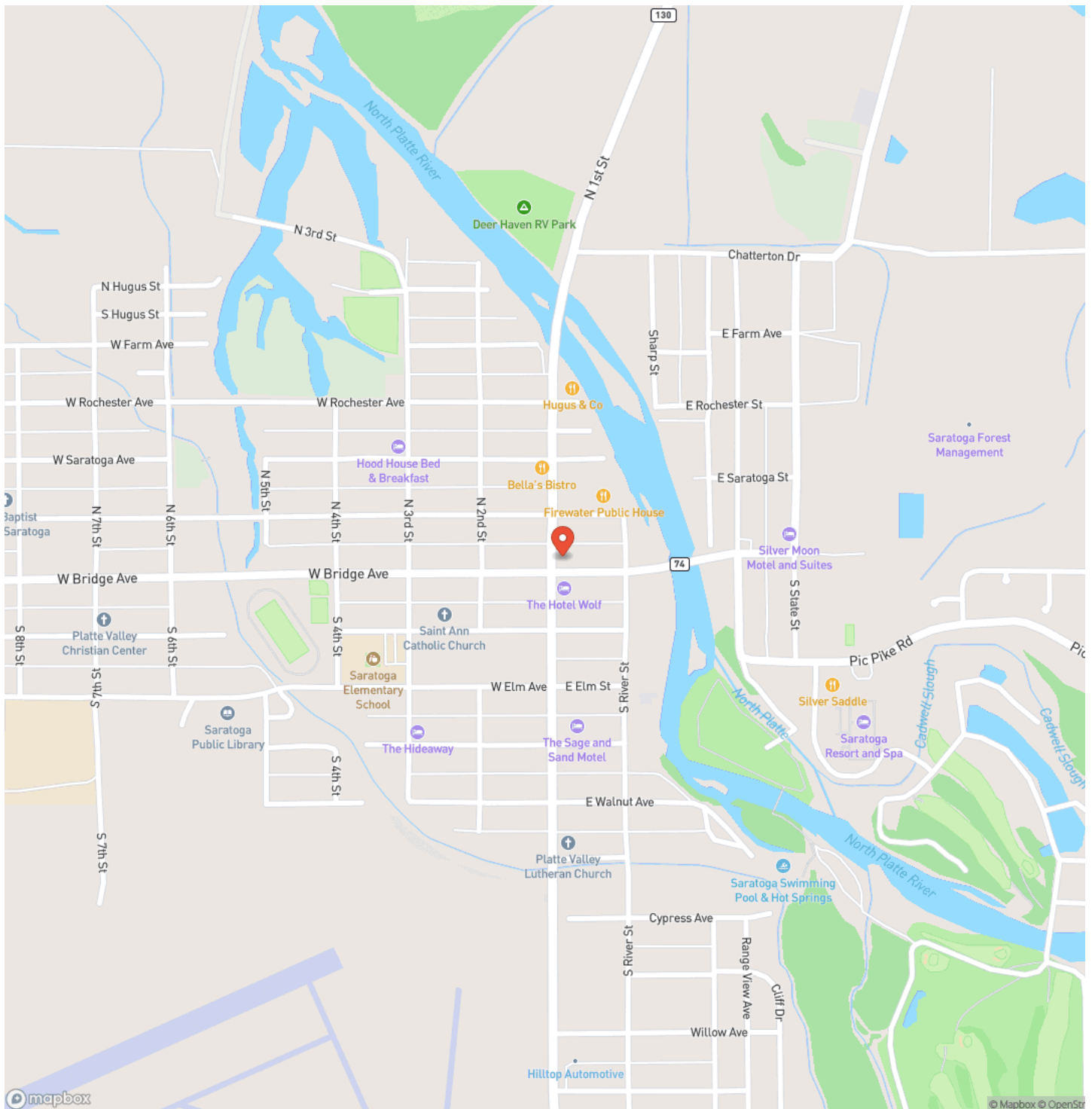
Location Location! Step right into this turnkey sporting goods business, on the corner of "main and main" at the base of the mountains. KOYOTY SPORTS is Carbon County's outdoor adventures, hunting & fishing headquarters! A great opportunity for you to continue a long-standing business. Offering the real-estate and all the inventory; a variety of firearms, ammo, optics, outdoor gear, fishing gear, clothing, footwear, and taxidermy mounts. Just blocks from the North Platte River, a blue ribbon fishery, and the Saratoga hot springs. The 3600 sq ft building has many upgrades including new plumbing in 2024. For hands-off investors, a key employee staying is negotiable.



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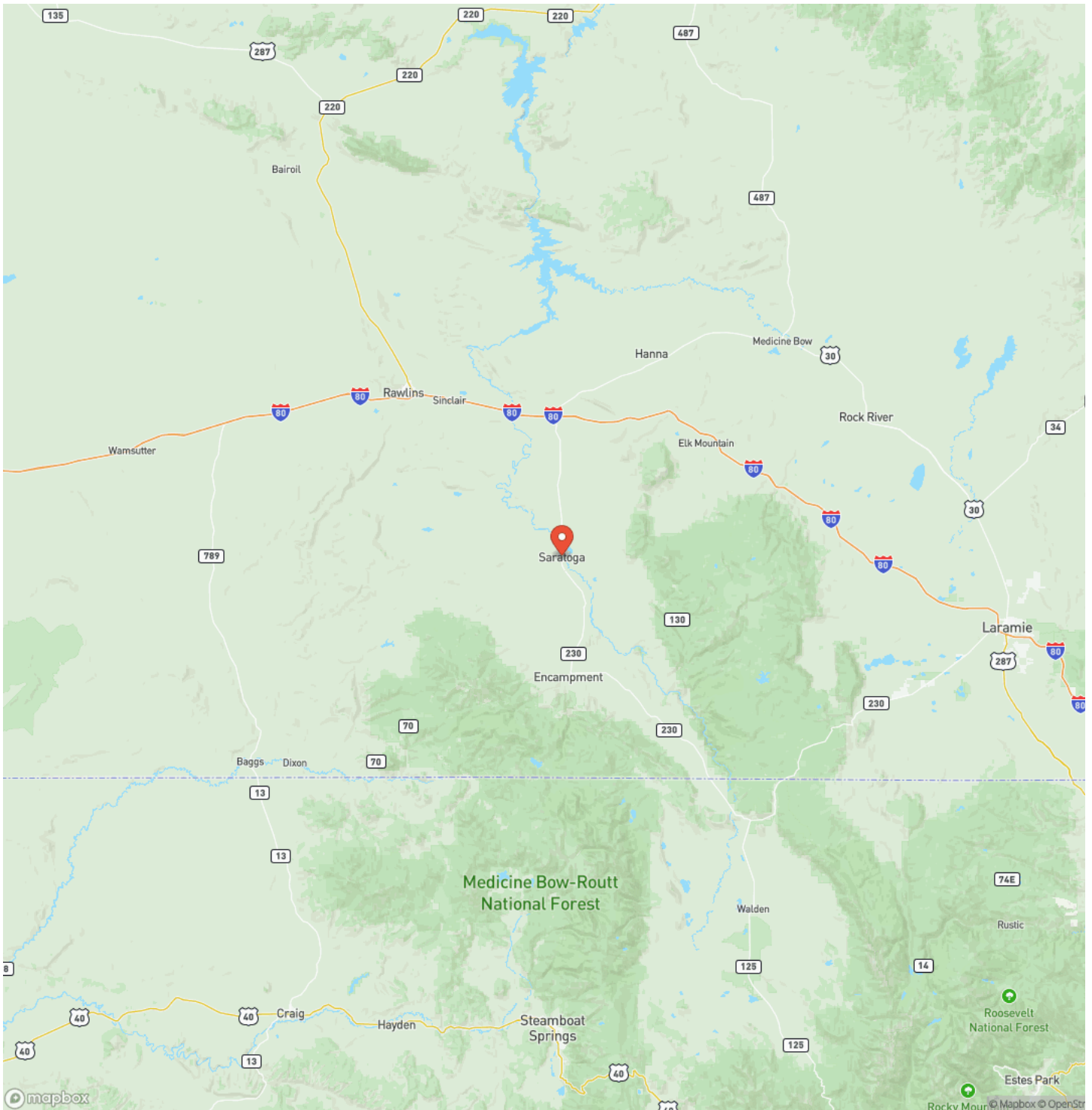


## Locator Map



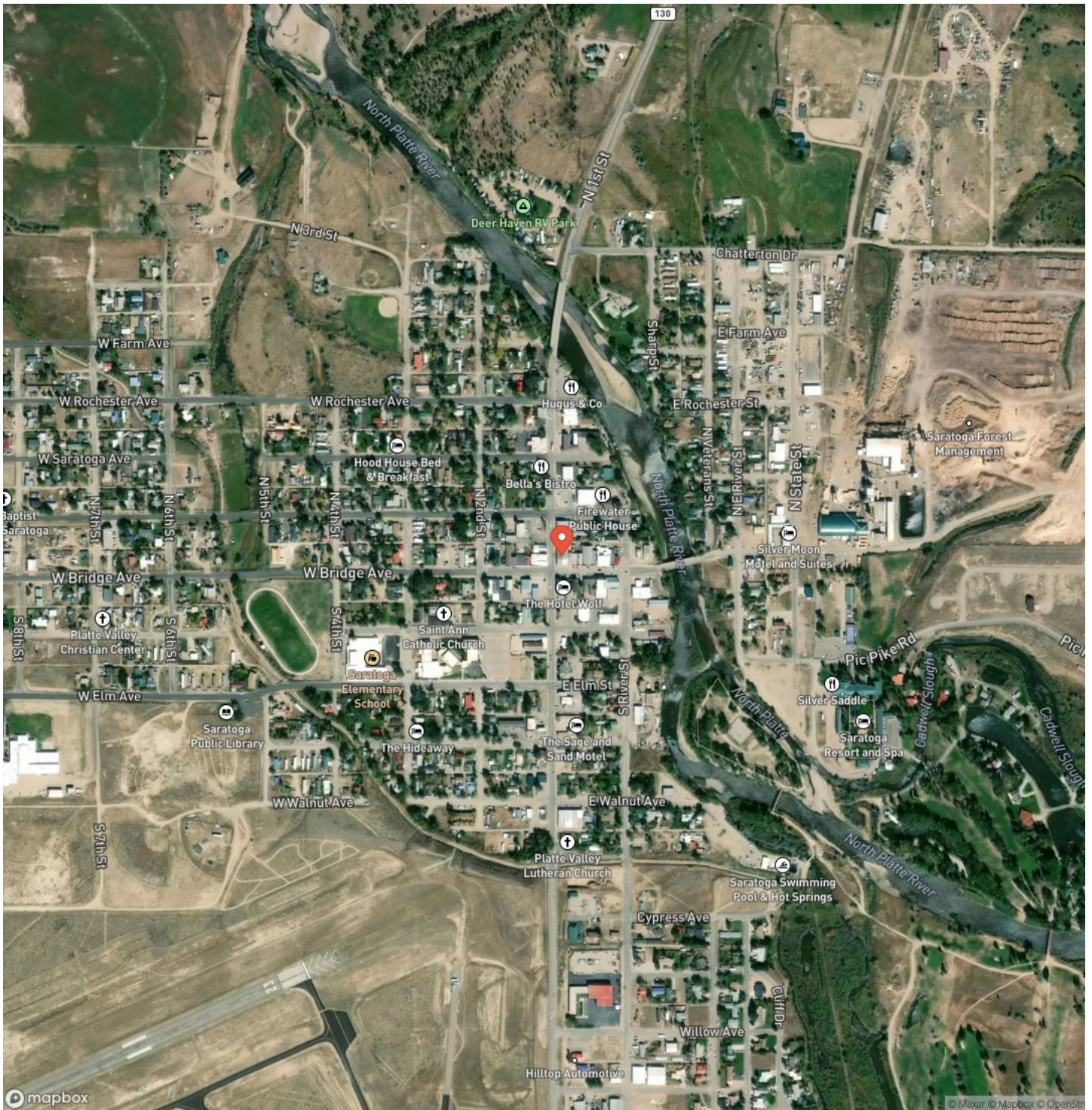


## Locator Map





## Satellite Map



**E Bridge Ave - Investment Opportunity - Carbon County**  
**Saratoga, WY / Carbon County**

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Camela "Camie" Balleck - Wyoming

## Mobile

(970) 629-5223

## Office

(307) 306-4101

## Email

cballeck2@mossyoakproperties.com

**Address**

30 N Gould Street Suite R

## City / State / Zip

## NOTES

[illegible]



[illegible]

**[www.mossyoakproperties.com/land-for-sale/ohio/](http://www.mossyoakproperties.com/land-for-sale/ohio/)**

## **DISCLAIMERS**

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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