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*** DEVELOPMENT**

*** MANAGEMENT**

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FOR SALE Canasawacta Country Club Norwich, New York



Price: ~~\$1,400,000~~ Price Reduced \$899,000

Availability: Immediate

Year Built: 1920, Front Nine, 1968, Back Nine

Location: Norwich, New York

Description: Located in the rolling hills of central New York, Canasawacta Country Club has been a favorite course for players of all abilities for many years. The 18-hole par 71 course has been owned and operated by the same family for over thirty years. Conveniently located to major thoroughfares and just outside the charming City of Norwich, the club offers scenic views of the Chenango Valley and surrounding picturesque countryside. There are very few competing courses in the area thereby providing Canasawacta a steady stream of players.

Other: The golf course is situated on approximately 160+/- acres of gently rolling terrain that includes several ponds, streams, and mature trees. The clubhouse is approximately 12,000 square feet, containing a full-service bar and restaurant for 80-100, a large banquet room for 250+/-, a smaller secondary banquet room seating 90+/-, a kitchen, an office, and customary storage and mechanical spaces. There is also a log cabin style structure utilized as the golf shop and a 1,200+/- sq. ft. maintenance facility. The club is serviced by natural gas and water service is provided by on-site wells. There is a fairly new septic system in place. The property includes 25+/- adjacent acres that could be used for residential development or course expansion. Solid gross revenues & impressive NOI.

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