



70 Memorial Drive
Dahlonega, GA 30533



Subject Property from Aerial

PROPERTY INFORMATION SHEET

PRICE: \$1,290,000 **ACREAGE:** 0.4+/- Acres* **COUNTY:** Lumpkin **AREA OF COUNTY:** Central

SETTING/LAND: Commercial Building Located in Dahlonega on Highly Trafficked Thoroughfare.

DESCRIPTION: The very best of circumstances and opportunity. Building with an open floorplan has been used for a retail/professional business, in excellent condition and ready for its next occupation. Additional 5000'+/- below-level drive-in storage, also accessible from the main level. Situated near the future site of Lumpkin County's new school. The visibility of the building and couldn't be better nor access easier. Within easy walking distance from Dahlonega's Downtown Public Square and the University of North Georgia. Utilities along this property include City water and sewer, commercial-grade electrical, natural gas, streetlights, sidewalks, and high-speed internet. This is likely the finest commercial opportunity and setup of its type within a several County area and supremely choice for a business that needs the best location, access, and visibility in a setup ready to go.

BUILDINGS ON PROPERTY: Yes. 5,000+/- square foot building **PLAT/SURVEY AVAILABLE:** To Be Surveyed

PARKING/STREET/ACCESS: Concreted and Usable Parking on the Tract, Located on a Paved City Street

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