

DOVER REALTY

PUBLIC SQUARE
PO BOX 731
DAHLONEGA, GA 30533

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Sales & Investments - Since 1961



A Second Generation Family Business

www.vinsondoverrealty.com



Attractive brick exterior

LOCATION: 81 Crown Mountain Place
Suite A-300
Dahlonega, GA

COMMERCIAL PROPERTY INFORMATION SHEET

PROPERTY TYPE: Business/Office condominium.

PRICE: \$99,800

SQUARE FOOTAGE: 1140+/-

POTENTIAL USES: Owner/occupant or commercial lease.

ACCESS/VISIBILITY: Just off The Dahlonega Bypass with visibility from the Bypass.

DESCRIPTION: Business suite in Downtown Dahlonega. Ideal for professional office with appealing brick exterior and ample parking. Inside is a reception area for greeting your clients and also a reception/waiting area, four offices, and rest room. The interior is neatly and professionally completed to greet your clients with finished drywall and moldings, carpet, central HVAC, and 9' ceilings.

TERMS: Cash.

PLAT/SURVEY AVAILABLE: Yes.

PARKING: Paved, multiple spaces.

ASSOCIATION DUES: \$125/mo. **EXTERIOR MAINTENANCE INCLUDED:** Paving, roofing, landscaping, lawn care, gutters, painting, façade maintenance, garbage collection, termite inspections, insurance, etc.

DIRECTIONS: From the traffic light intersection of GA Hwy. 60 & GA Hwy. 52 (Morrison Moore Parkway): Go west on GA Hwy. 52 about 300 feet and angle left onto Crown Mountain Place.

Vic Dover: 706-265-5855
Melissa Dover: 706-344-8850



Sitting area and entryway

**THE INFORMATION CONTAINED HEREIN IS DERIVED FROM SOURCES BELIEVED TO BE CORRECT, BUT IT IS NOT GUARANTEED.