

DOVER REALTY

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DAHLONEGA, GA 30533

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Easy access and frontage on paved roadway

LOCATION: Torrington Drive
Dahlonega, GA

PROPERTY INFORMATION SHEET

ACREAGE: 2.97+/- acres

PRICE: \$239,000

COUNTY: Lumpkin

DISTRICT: 12th

LAND LOT: 823

AREA OF COUNTY: In the City.

SUBDIVISION: N/A

LOT#: N/A

DESCRIPTION: COMMERCIAL TRACT OR HI-DENSITY RESIDENTIAL?? This 2.97+/- acres could be either or both. The property lies within the City Limits of Dahlonega with access to water, sewer, and natural gas. Up the street is a bearing manufacturing plant, down the street are commercial businesses, and across the street are townhomes. The street-side portion of this property has already been graded flat and could either be left private to the street or the foliage removed with visibility in mind. The tract has convenient access and is close to the center of all activities in Dahlonega. \$239,000.

TERMS: Cash.

PLAT/SURVEY AVAILABLE: Yes.

BUILDINGS ON PROPERTY: No

TOPOGRAPHY: Graded flat along the street, sloping behind.

STREAMS ON PROPERTY: None.

PROTECTIVE COVENANTS: City ordinances. **MINERAL RIGHTS:** Included. **“ZONING”:** To suit user.

STREET/ACCESS: Paved city street – Torrington Drive.

DIRECTIONS: From Downtown Dahlonega: Take Hwy. 9 south 1.5+/- mile turn right onto Torrington Drive, go ¼ mile to property on the left at “For Sale” sign.

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



Roadway at the property

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