



20, 32, & 70 Memorial Drive
Dahlonega, GA 30533



Subject Property from Aerial

PROPERTY INFORMATION SHEET

PRICE: \$2,540,000 **ACREAGE:** 1.25+/- Acres* **COUNTY:** Lumpkin **AREA OF COUNTY:** Central

SETTING/LAND: Commercial Buildings Located in Dahlonega with High Visibility and Frontage on Three Different Roadways. Office Style Buildings are Currently Leased.

DESCRIPTION: DAHLONEGA'S FINEST COMMERCIAL PROPERTY –best location and the most visibility. It comes with frontage on three busy thoroughfares including U.S/State Highways, ample concreted parking, three buildings, and 1.25+/- acres. The main building is 5,000'+/- with an open layout and former retail/professional occupation plus an additional 5,000'+/- drive-under storage (also accessible from the main level). The other two buildings are office-style (1,100'+/- and 1,700'+/-, currently leased). Concreted parking of ample proportions covers the majority of the property. The two smaller buildings might be used "as is" or razed for new construction. The circumstances and location of this property will support anything from a Nationally branded occupation to local businesses. Arguably the finest and most opportune commercial possibility in North Georgia.

BUILDINGS ON PROPERTY: Building 1: 1,700 square feet. **PLAT/SURVEY AVAILABLE:** To Be Surveyed
Building 2: 1,100 square feet.
Building 3: 5,000 square feet.

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

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