



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



Subject Property from Aerial

PROPERTY INFORMATION SHEET

PRICE: \$1,250,000 **ACREAGE:** 0.80+/- 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: PRIME COMMERCIAL LOCATION This corner property has busy U.S./State Highway frontage plus frontage on two other main thoroughfares. Traffic flowing past is set to increase with the opening of Lumpkin County's new school just across the way. This tract would support either a National-branded business or local business. The combination of choice circumstances including visibility and location make this one of the most opportune commercial tracts in North Georgia.

BUILDINGS ON PROPERTY: 2 Office Style Buildings.
Building 1: 1,700 square feet.
Building 2: 1,100 square feet.

PLAT/SURVEY AVAILABLE: To Be Surveyed

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

Vic Dover: 706-265-5855
Melissa Dover: 706-344-8850
www.vinsondoverrealty.com

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