

DOVER REALTY

PUBLIC SQUARE
PO BOX 731
DAHLONEGA, GA 30533

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Sales & Investments – Since 1961



A Second Generation Family Business

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LOCATION: 1640 South Chestatee
Dahlonega, GA 30533

COMMERCIAL PROPERTY INFORMATION SHEET

PROPERTY TYPE: Commercial Building/Lot.

PRICE: \$375,000

ACREAGE: 3.2 acres

LOT: N/A

SQUARE FOOTAGE: 2,600+/- bldg total **POTENTIAL USES:** Car service/Commercial/New Construction

ACCESS/VISIBILITY: Frontage access and high visibility on Dahlonega's busiest hwy. **TAXES:** \$2,436/2013

DESCRIPTION: COMMERCIAL BUILDING AND 3.2+/- ACRES - Located just south of Downtown on the main highway into Dahlonega from Atlanta and points south and just 5 minutes from Hwy. 400. Maximum traffic exposure and turn-in lane. Three bay building, approximately 2600 sq. ft., with office area, covered awning, and spacious parking. Current use is car repair/paint bay but the location is well suited for any type of business that needs maximum exposure and top location. Use the current building or demo and construct to suit. \$375,000; building and land only.

TERMS: Cash.

PLAT/SURVEY AVAILABLE: Yes.

PARKING: Paved, multiple spaces.

DIRECTIONS: From Dahlonega: Hwy 60 S to 1640 S. Chestatee Street.

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



Road frontage on busy highway