

\$975,000



- 0.696+/- Acres
- City of Dahlonega
- 263+/- Feet of City and State Road Frontage
- Possible Special Financing Opportunities
- 18+/- Parking Spaces
- Future Expansion Possible and Planned
- Sidewalks All The Way to Downtown Dahlonega Square; Sidewalks All The Way to Many Retail Establishments and Banks
- Choice Location With Vast Opportunities & Options

Own a piece of Dahlonega History! This sweet gem has served this community well over the years. Within walking distance to the Downtown Dahlonega Public Square and the University of North Georgia, scenic corner lot, expansive parking, dual points of access from a City Street and a State Highway and vast commercial opportunities. Major renovation in 2013 with an addition of a covered patio, in excellent condition with built-in planned possibilities for expansion; the electrical service panel and the foundation wall between the front and back parking lots were built with expansion in mind, and approximately 1/4 acre remains developable beyond the back curb. Currently leased and operating as a restaurant. Located in the Commercial Business District of Downtown Dahlonega opens this property up to special financing opportunities. Building and real estate "for sale", not the business. Please do not disturb the current business and tenants.



**270 MAIN STREET EAST
DAHLONEGA, GA 30533**



Access additional information using our QR Code to view dedicated link.

DIRECTIONS:

Shown By Appointment Only. Please do not disturb the Business or Tenant.

Please call to arrange a private viewing:

Melissa Dover 706-344-8850

Vic Dover 706-265-5855

www.vinsondoverrealty.com