



*125 Main Street
33 Boyd Circle
51 Boyd Circle
DAHLONEGA, GA 30533*

PROPERTY INFORMATION SHEET

PRICE: \$1,200,000 ACREAGE: 0.95+/- acres COUNTY: Lumpkin AREA OF COUNTY: City

HVAC: Central UTILITIES AVAILABLE: Full Complement of City Utilities LOT FEATURES: Corner Lot

DESCRIPTION: **DOWNTOWN COMMERCIAL PROPERTY** on Main Street in beautiful Dahlonega. Walking distance from the Public Square and on the main Highway at the traffic light! Three structures on this 0.95+/- acres – a main building some 6400'+/- plus two habitable residential structures and plenty of parking on the property. All currently leased and income producing, with the main building set up as a restaurant but also excellent for conversion to other uses including retail or any business that might want the benefit of foot traffic or a central City location. Rare within one's lifetime will any property become available for purchase in Downtown Dahlonega and this top-notch location, maximum exposure, plenty of on-site parking, and foot traffic to your door make for a choice investment or business opportunity!

WATER SOURCE: City Water and Sewer. BUILDINGS ON PROPERTY: One Commercial, Two Residential.

SETTING/LAND: Downtown Dahlonega. STREET/ACCESS: Paved Streets & Sidewalks.

DIRECTIONS: GPS Directions for 125 Main Street, 33 Boyd Circle and 51 Boyd Circle in Dahlonega.

Shown By Appointment Only.

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