



BERKSHIRE HATHAWAY
HomeServices
Georgia Properties

COMMERCIAL DIVISION

FOR SALE

Retail / Multi-Family

Dahlonega - 6.69 acres

with rental home in downtown

\$319,000/\$47,683 an acre

Across the street from Moore's Lumber & Hardware store



533, 555,557 Grove Street, Dahlonega, 30533

Marketed By:

Brent Hoffman

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Property Information

This area NEEDS more multi-family units.
UNG student housing at 99.7% capacity



- ◆ 14 acres adjacent for up to 20 acres
- ◆ **Possible uses include: apartments, retail, office, medical, etc.**
- ◆ Great in town location Hwy 19/60 B2 & R1 zoning
- ◆ Leased 2,120 s.f. 3 BR-2 bath House

- ◆ Near the University of North Georgia (over 6,000 students)
- ◆ All public utilities are available to the property including city sewer
- ◆ Approximately 308 feet of road frontage and lot is approximately 1,000' deep

[See videos at https://www.brenthoffman.com/listings/l0250.html](https://www.brenthoffman.com/listings/l0250.html)



Frontage of 300' on busy Grove Street Rear of property will require grading



Frontage





Dahlonega is located at the north end of Georgia 400, which connects Atlanta to many affluent suburbs to the north.

Site of the first major U.S. Gold Rush and the Heart of Georgia Wine Country, Dahlonega offers an authentic, mountain getaway only an hour north of Atlanta. Nestled in the foothills of the Blue Ridge Mountains, Dahlonega offers expansive mountain vistas, roaring waterfalls and bubbling streams, postcard-worthy wineries and an abundance of entertainment.

In recent years, Dahlonega and Lumpkin County have been recognized as "the heart of the North Georgia Wine Country".

It is consistently named as a best place to retire by many different publications due to its low cost of living, vibrant activities, continuing education for seniors, festivals, and beautiful setting.



It is the home of University of North Georgia (UNG), with over 6,000 students.

Property's best use is commercial / Multi-Family

Within walking distance to all downtown activities and UNG

Purchase adjacent 14 acres for a 20 acre tract