

Blue Ridge Retail Multi-Tenant Bldg.

10091 Blue Ridge Dr.

Blue Ridge, GA

Reduced to \$3,675,000



Offered by:

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**Harry Norman Realtors, Inc.
Commercial Real Estate Services**



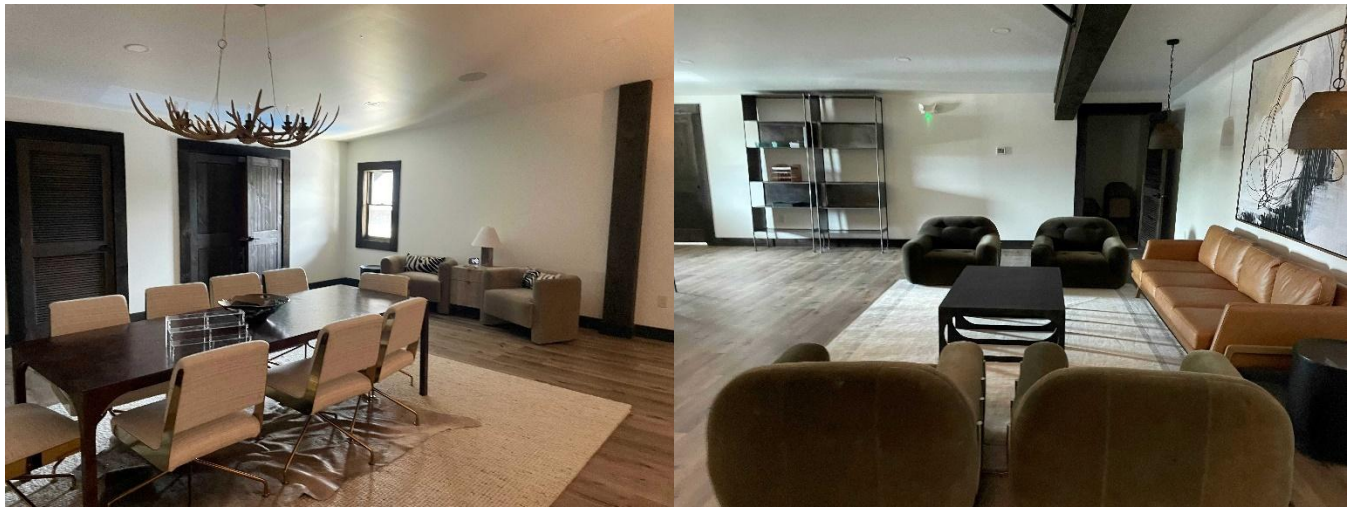
7,800 SF Retail Multi-Tenant Building



Prime location on major intersection in Blue Ridge, GA! Former Blue Ridge Twin Movie Theatre converted to a 7,800 sf multi-tenant retail building on 1.1 acres. New Publix Retail Center planned on adjoining parcel across from Home Depot and Walmart. Completely renovated and updated in 2023 with all new HVAC systems, electrical, plumbing, fixtures, flooring, windows and entry. Beautiful interior design with stone fireplace and heavy timber beams.

Property Highlights

Excellent opportunity for investor or owner/user with two 3,000 sf retail storefronts on ground level and 1,800 sf office/retail on second level. Sale includes store fixtures, furniture and POS equipment in Suite A and B. Suite C second floor space is currently vacant and ideally suited for professionals, attorneys, financial service providers or small business. Adjoining parcels with 100' of Blue Ridge Drive frontage are also available.



- ***Prime Blue Ridge, GA Commercial Corner***
- ***Multi-Tenant Retail Building on 1.1 Acre***
- ***Fully Renovated in 2023 with All New Mechanical Systems***
- ***Furniture, Fixtures and POS Equipment Included***
- ***Adjoining Parcel Also Available***
- ***Across from Home Depot, Walmart and Starbucks***
- ***25K+ Vehicles per Day at Hwy 76 Intersection***



Location

Convenient access from Hwy 515 or Blue Ridge Dr. This intersection is planned for a major redesign by GA DOT in 2026 which will provide improved access to the subject property. The Blue Ridge area has become the most popular mountain getaway destination in the north Georgia mountains. The City of Blue Ridge has undergone an impressive transformation over the past ten years, with new hotels, high-end restaurants, retail shopping, and adventure activities. This has attracted upscale tourism, transplants and retirees from throughout the US, and wealthy luxury-second-home buyers from the Southeast US. A growing abundance of short-term rentals supports this growth.

