



BROCHURE | 168 West Main St.
Dahlonega Inn on Main | Offered for \$1,975,000

CORE
PROPERTIES



PROPERTY OVERVIEW

168 West Main Street | Dahlonega, GA

Now offered for sale, The Dahlonega Inn on Main presents a rare opportunity to acquire a fully restored historic estate in the heart of Dahlonega's National Historic District. Originally constructed in 1845 by Captain Jasper Worley, this 7-bedroom, 7-bathroom property, formerly the Worley Homestead, now operates as a successful boutique bed & breakfast. The offering includes the main residence, the adjacent two-bedroom Chestnut Cottage, and a separate one-bedroom apartment, all fully furnished and income-producing. Blending timeless architectural details, such as original heart pine floors, restored fireplaces, and preserved wood walls, with modern upgrades including updated electrical systems, new exterior/interior paint, and structural improvements, the Inn is fully turnkey. Ideally positioned just steps from Dahlonega's town square, the University of North Georgia, and cultural landmarks like the Holly Theater, this asset is uniquely suited for investors, hospitality operators, or lifestyle buyers seeking a revenue-generating foothold in one of North Georgia's most charming mountain towns.



PROPERTY FEATURES

168 West Main Street | Dahlonega, GA

- **Property Type:** Hospitality
- **Sub-Type:** Bed and Breakfast
- **Year Built/Renovated:** 1845 / 2023
- **Sq Ft:** 5,380 SF Building
- **Township:** Dahlonega
- **Zoning:** B3, SFR
- **Lot Size:** 0.46AC
- **No. Rooms:** 10
- **No. Stories:** 2
- **Tax ID:** D07-000-049-000
- **APN / Parcel ID:** 8572 / D07 049

PRICE | \$1,975,000



PROPERTY HIGHLIGHTS

168 West Main Street | Dahlonega, GA

Property Name: Dahlonega Inn on Main

Lot Size: ±0.46 Acres

Zoning/Uses: Hospitality, Boutique Inn, Short-Term Rental, Event Venue, Live/Work, Residential

- Turnkey Historic Bed & Breakfast in Prime Downtown Location
- Income-Generating Property with Three Separate Units

Key Features

- Originally built in 1845 by Captain Jasper Worley – rich in post-Civil War history
- Expertly restored with modern upgrades, including new electrical systems, paint, and porch
- 7-bed, 7-bath main residence with historic charm and modern functionality
- Includes two income-generating units:
 - Chestnut Cottage: 2-bed, 1-bath guest house
 - Lower-Level Apartment: 1-bed, 1-bath with private entrance and kitchen
- All units are fully furnished, operational, and currently producing income

Location Highlights

- Heart of Historic Downtown Dahlonega
- 1 block to Holly Theater
- 2 blocks to the Historic Town Square
- Across from UNG's iconic Price Memorial Hall
- Walking distance to restaurants, shops, festivals

Upside Opportunities

- Increase occupancy with minimal expense (10% lift = est. \$58,765 additional annual revenue)
- Expand distribution on booking platforms (Airbnb, Booking.com, OTAs)
- Improve SEO/digital strategy to enhance visibility
- Develop daylight basement into a new rentable unit
- Activate outdoor areas for private events or venue rentals

PROPERTY AREA

AERIAL



Information contained herein may have been provided by outside sources and while deemed to be reliable, may be estimated, projected, subject to change, and/or limited in scope, and therefore should be relied upon as accurate. Information should be independently confirmed within an applicable due diligence period.



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