

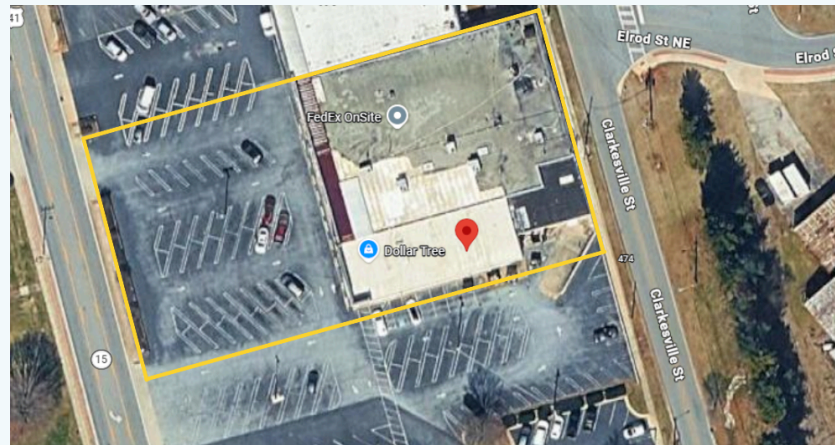
# PRIME COMMERCIAL PROPERTY FOR SALE

474 N MAIN STREET CORNELIA, GA 30531



## PROPERTY SUMMARY

Property	Towne Center
County	Habersham
Zoning	C3 Commercial
Building Sq. Ft.	21,000
Lot Size	1 Acre
Parcel ID	087D155/087D157
Year Built	1961
Purchase Price	\$1,995,000.00
Cap Rate	8.5%
Anchor Store	Dollar Tree



**Commercial building for sale offering flexibility, strong location, and long-term value.**

This well-located commercial building offers an excellent opportunity for an owner-user or investor. The property features a versatile layout suitable for a variety of commercial uses and is positioned in a strong location with convenient access and visibility. Ideal for businesses seeking long-term stability or investors looking to add a quality asset to their portfolio.