

# 4072 Cumming Hwy \$1,195,000

Canton, GA 30115

- Prime Mixed-Use Investment Opportunity
- Dual-Zoned, Double the Potential!
- 5.75 Acres, 2 Buildings
- 1.75 Acres GC and 4 Acres R-80



Unlock the full potential of 5.75 acres along high-visibility Cumming Highway in growing Canton, GA. This versatile property features 1.75 acres zoned General Commercial, ideal for office, retail, or continued rental income. The front parcel includes a duplex and a 3-bedroom, 2-bath single-family home.

The remaining 4 acres are zoned R-80, offering room to expand with potential residential development or to create a private estate behind the commercial frontage. With utilities in place and excellent road access, this parcel provides both immediate income and long-term upside in one of Cherokee County's most desirable corridors.

Whether you're looking to invest, build, or both, this property delivers flexibility, location, and value in one package.



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## ATLANTA COMMUNITIES

**9860 Hwy 92**  
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**4072 Cumming Hwy.**

