



8587 Cumming Highway

Canton, Georgia 30115

\$594,000

OFFERING PRICE

High-Visibility Commercial Opportunity on State Route 20

This recently renovated, move-in-ready commercial property offers exceptional visibility on State Route 20 in fast-growing Canton, Georgia. Featuring a versatile layout, ample paved parking and maneuvering area, a detached outbuilding, and a finished basement with private exterior entry and full bath, this property is ideal for a wide range of commercial uses. Zoned NC (Neighborhood Commercial) – buyer to verify permitted uses.

INVESTMENT HIGHLIGHTS

- 1,884 SF
- 0.95 Acres
- 112' Frontage on State Route 20
- Vacant – Immediate Occupancy
- Ample paved parking / maneuvering area
- NC (Neighborhood Commercial) – buyer to verify



BRIGHT & OPEN LIVING AREA



VERSATILE OPEN SPACE



KITCHENETTE / CABINET AREA



DETACHED OUTBUILDING



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Photo Gallery

8587 Cumming Highway | Canton, Georgia 30115



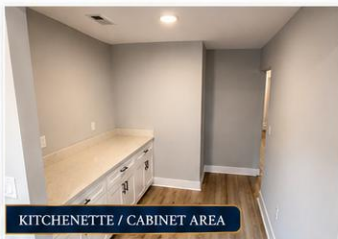
MAIN BUILDING EXTERIOR



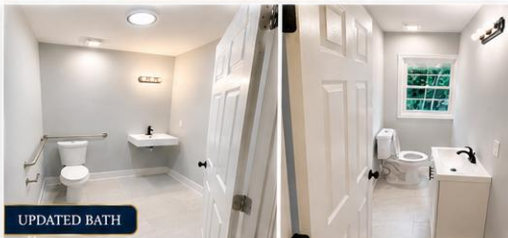
OPEN LIVING AREA



OPEN INTERIOR ROOM



KITCHENETTE / CABINET AREA



UPDATED BATH



PAVED PARKING AREA



DETACHED OUTBUILDING



PAVED PARKING AREA



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All information deemed reliable but not guaranteed. Buyer to verify all information independently.

Property Details, Uses & Location

8587 Cumming Highway | Canton, Georgia 30115

PROPERTY SPECIFICATIONS

Sale Price	\$594,000
Building Size	1,884 SF
Lot Size	0.95 Acres
Road Frontage	112' on State Route 20
Year Built	1957
Parking	Ample paved parking / maneuvering area
Occupancy	Vacant
Zoning	NC (Neighborhood Commercial) – buyer to verify



POTENTIAL USES

- Professional office
- Medical, dental, or wellness office
- Salon or spa
- Insurance, accounting, or legal office
- Studio or small school
- Owner-user or investor hold-and-lease



LOCATION & ACCESS

This property offers direct frontage on State Route 20 (Cumming Highway), one of Canton's primary commercial corridors. Positioned between Canton and Cumming, it benefits from strong traffic counts and excellent visibility. Convenient access to I-575 via Exit 19 ensures easy connectivity to the regional commercial markets and surrounding suburban communities.



BUYER DUE DILIGENCE

Buyer is encouraged to verify zoning, lot dimensions, permitted uses, and all property information independently.



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