

GREAT BUY

1535 Dahlonega HWY

CUMMING, GA 30040

ZONED | **PAVED** | **FENCED**
CBD | PARKING | LOT

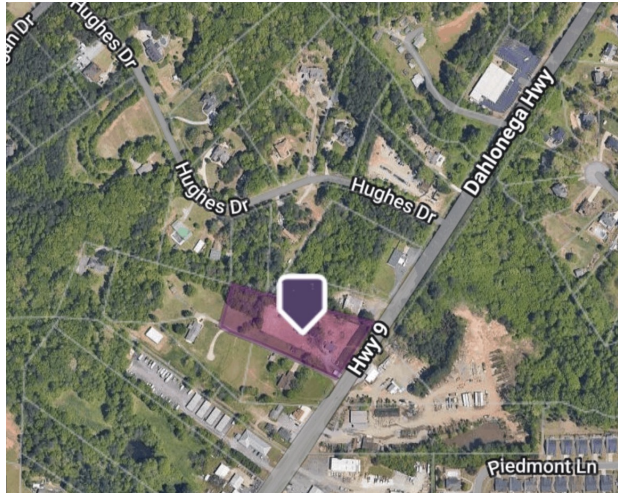
Prime commercial opportunity in Forsyth County!

This property at 1535 Dahlonega Hwy in Cumming is situated on approximately 2.78+- acres and zoned CBD (Commercial Business District). Ideally located just minutes from Georgia State Route 400 and downtown Cumming, offering excellent accessibility and visibility.

The lot is mostly clear and level, making it well-suited for a variety of commercial development opportunities. Utilities are available on site, and a stormwater drainage system has already been installed, ample paved parking, including a clearly marked handicap-accessible space, on a fenced property, helping reduce upfront development costs.

An existing structure is present on the property has no contributory value and is considered a tear-down. Value is in the land and development potential. Property is being sold as-is. Cash or land loan preferred.

Buyer to independently verify all permitted uses and development requirements with local authorities.



\$1,090,000



Annie DanBin Yang

REAL ESTATE PROFESSIONAL

M: (770) 282-0180

O: (404) 876-4901

mail2annie@icloud.com

www.HomeSmart.com



LIC #381829



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