

1.2 Acre Corner Lot [Zoned C-1]



Presented By:
Atlanta Communities

291 & 295 Merchants Drive, Dallas, GA 30132



1.21 Acre C-1 Commercial Lot on Signaled Corner

291 Merchants Dr, Dallas, GA 30132

Property Details

Flexible C-1 Zoned Property on a High-Traffic Signaled Corner

Rare opportunity for a high-traffic, signaled corner property already zoned C-1 Commercial. 250' road frontage on Merchants Drive with two existing curb cuts and a turn lane PLUS 225' of frontage on Hwy 61/Nathan Dean Blvd. Possible uses include a gas station, convenience store, car wash, auto lot, daycare, retail, drive-through restaurant, offices, and more. Average Daily Traffic is 18,400. Existing 1,136 square foot building is currently in use as an office space with three offices, a full kitchen, and one full bath.

Price: \$699,900

- Zoned C-1 Commercial (Very Flexible)
- 475' of Frontage on a Signaled Corner with a Turn Lane
- 1,136 Square Foot building
- Average Daily Traffic is 18,400

Possible uses include: Gas Station/Convenience Store, Car Wash, Daycare, Retail, Drive-through Restaurant, Office, and more

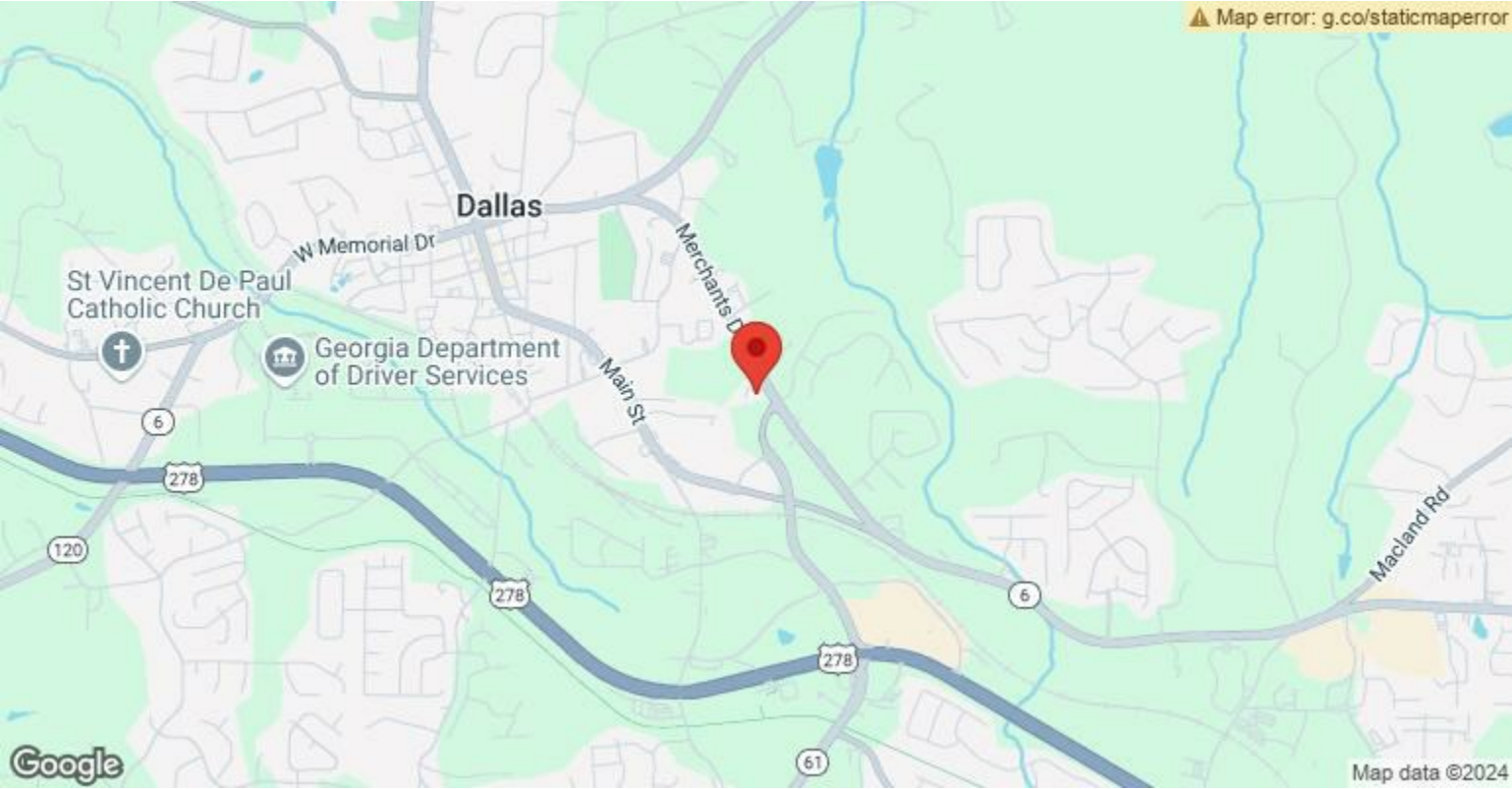
View the full listing here: <https://www.loopnet.com/Listing/291-Merchants-Dr-Dallas-GA/33583018/>

Price:	\$699,900
Property Type:	Land and Building
Use:	Commercial
Total Lot Size:	1.21 Acres
Zoning Description:	C-1
APN / Parcel ID:	002985 & 002756
Road Frontage:	475' Total
Building Square Feet:	1,135 Sq. Ft.
APN / Parcel ID:	002985 & 002756

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Location



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Property Photos



Property Location Map



Approx. Property Lines

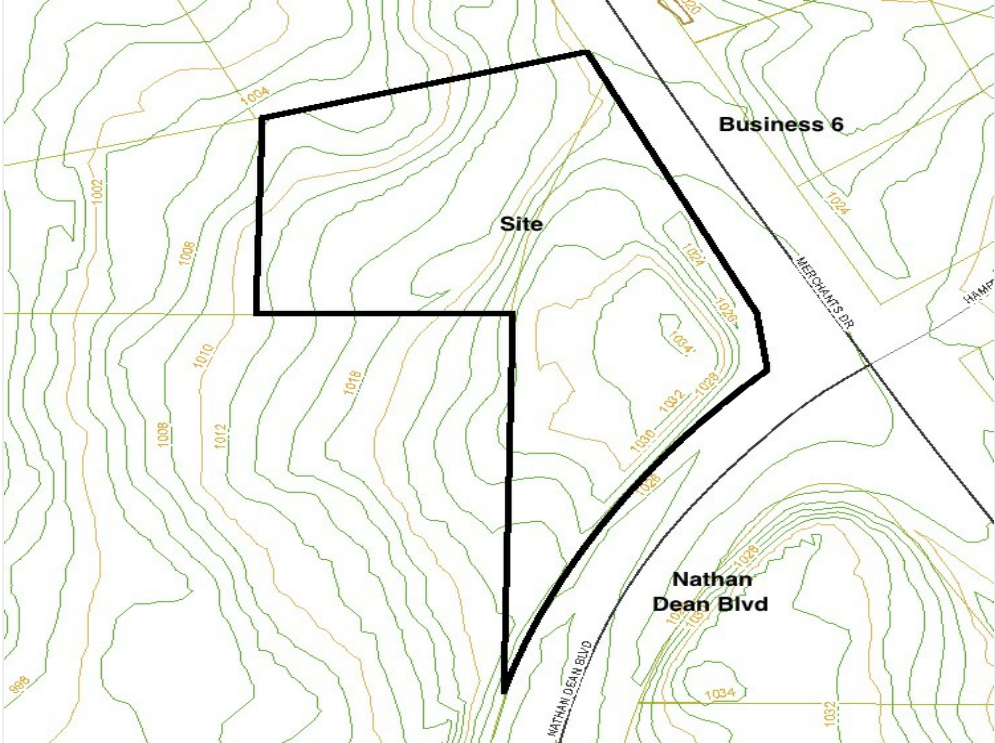
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Property Photos



Road Frontage



Topo Map

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Property Photos



Building Front



Aerial of Building

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Property Photos



Front Left Office



Front Right Office

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Property Photos



Middle Right Office



Middle Left Office

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Property Photos



Bathroom



Kitchen

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