

Gas Express – Convenience and Gas
(Georgia State Route 71 and North Hills Drive)

FOR SALE/NORTH GEORGIA
4529 Cleveland Hwy

PRICE REDUCED

~~\$1,025,000~~ \$999,990 (\$409.83 PSF)



Sharon Reeves

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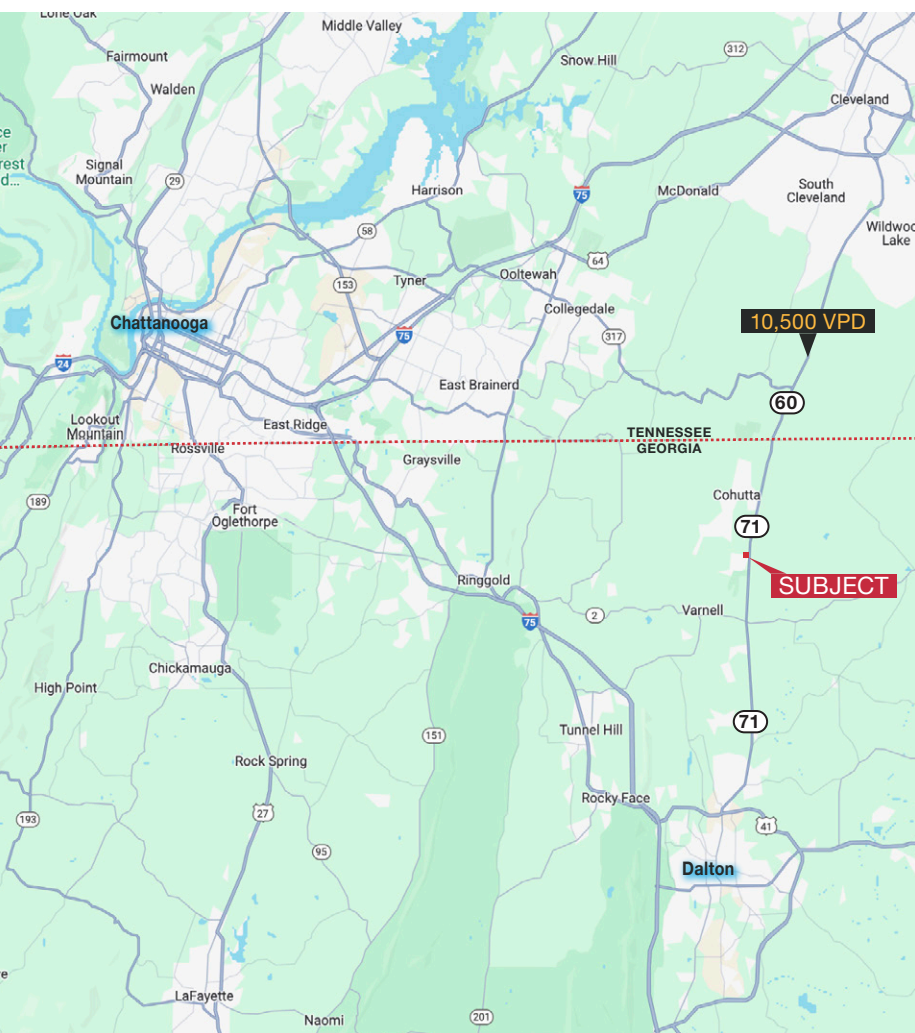
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Property Information

1.83 Acres Parcel with Convenience Store Leased to Gas Express

Accessible on Four-lane HWY (with left turn lane) via Georgia State Route 71 from Dalton, GA to Tennessee via Tennessee State Route 60



| | |
|--------------------------|--|
| Property Address: | 4529 Cleveland Hwy, Cohutta, Georgia 30710 |
| Cross Streets: | Cleveland Hwy and North Hills Drive |
| Parcel #: | 11-119-01-037 |
| Year Built: | 1975 |
| Retail SF | 2,440 |
| Primary Use: | Convenience Store with Gasoline |
| Land Size: | 1.83 Acres (79,675 SF) |
| Zoning: | C-2 |
| Sale Price: | \$1,025,000.00 \$999,990.00 |
| Price per SF: | \$409.83 |
| Price per Acre: | \$546,098.72 |

Property Features

- Convenience store leased to Gas Express through October 31, 2028, plus five five-year options.
- Priced at 6.96% Cap Rate
- 4 gas pumps with 1,152 SF canopy
- 2,440 square feet of retail space
- Kerosene pump
- Sewer, Water, Natural Gas: Dalton Utilities
- Electric: North Georgia EMC
- 1.83 acres (79,765 SF)
- 2023 Property Tax: \$6,905.17
- Site Coverage Ratio 31%

Site/Location Features:

- Cleveland Hwy (Georgia State Route 71 and North Hills Drive)
- 33,903 SF is within Special Hazard Flood Zone
- Approximately 380' x 233'
- Whitfield County Board of Assessors shows address of 4541 Cleveland Highway
- ±309 feet of frontage on Cleveland Highway
- Site is on four-lane HWY (with turn lane) connecting Dalton, GA to Tennessee
- C-2, City of Cohutta, Whitfield County
- Annual Average Daily Traffic on Cleveland Hwy 10,500 VPD
- Police/Fire: City of Cohutta/Whitfield County

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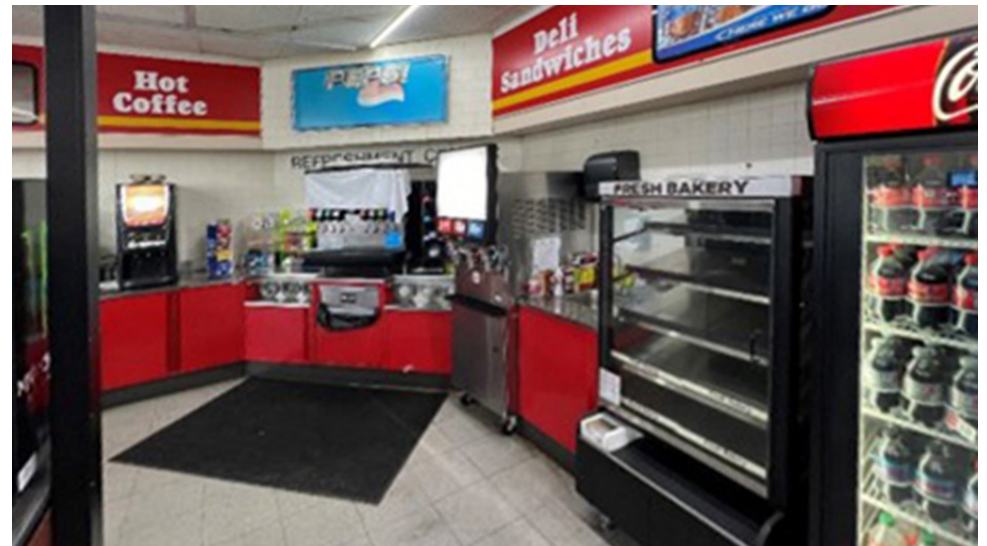
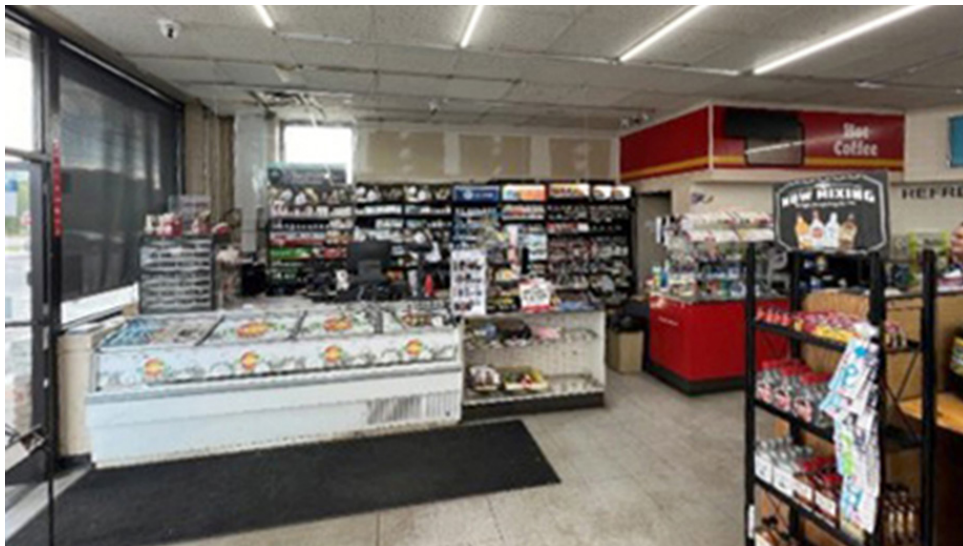
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Photos

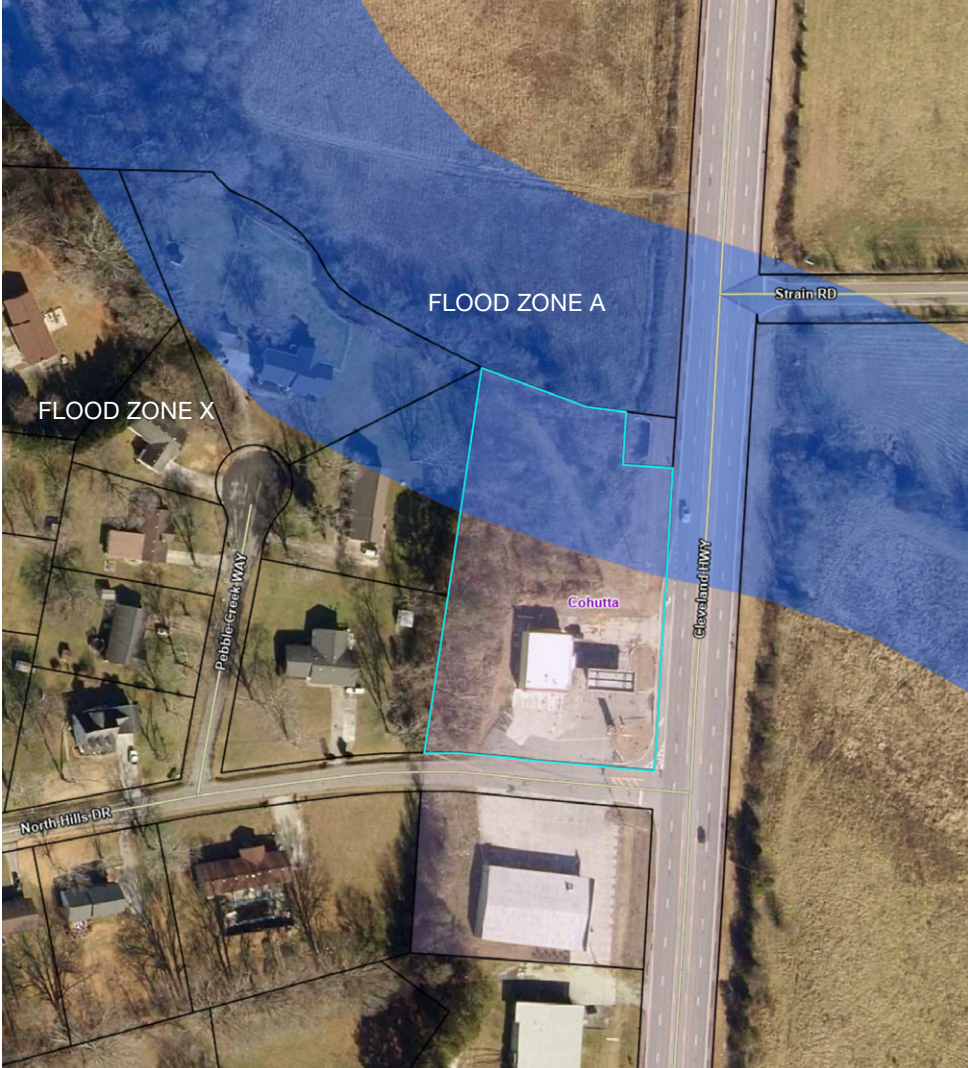


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Plat and Flood Zone

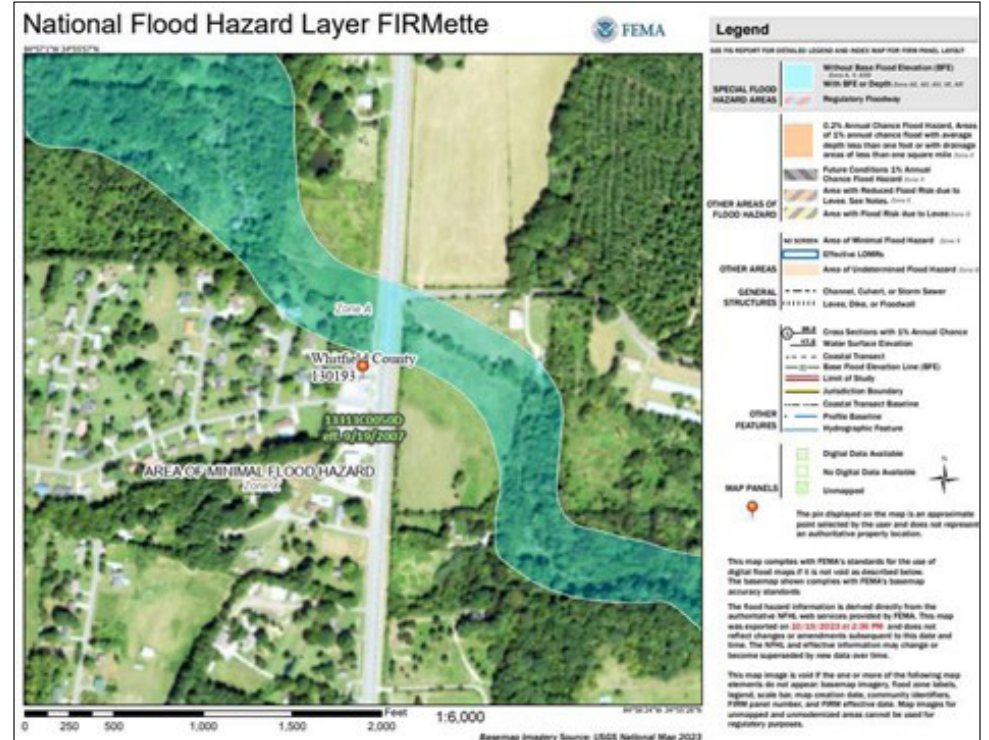
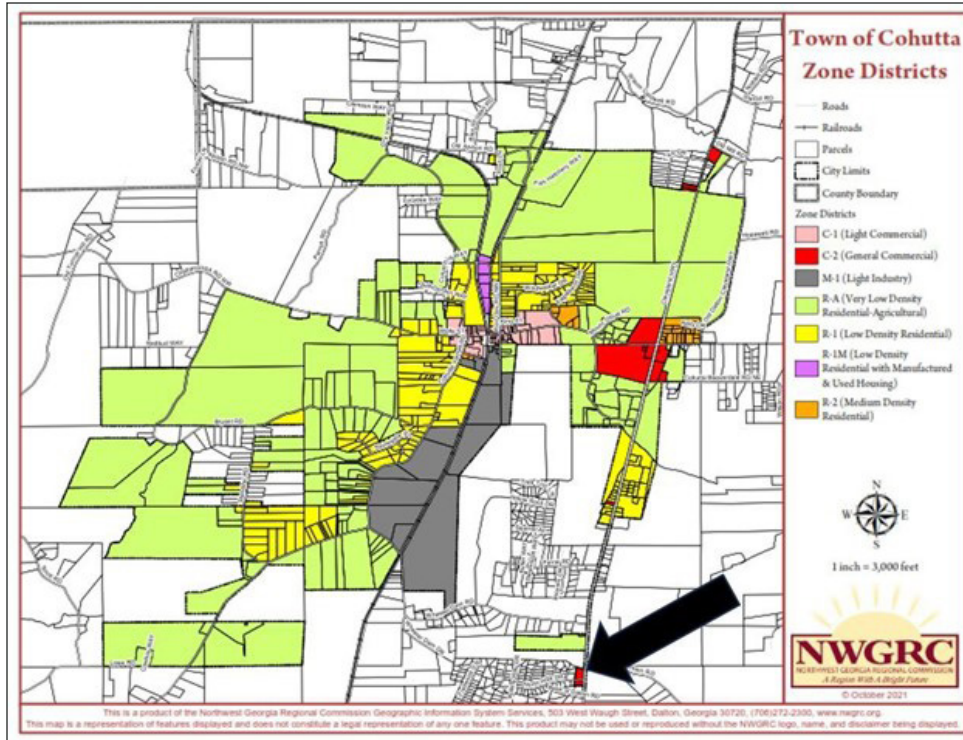


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Flood Zone

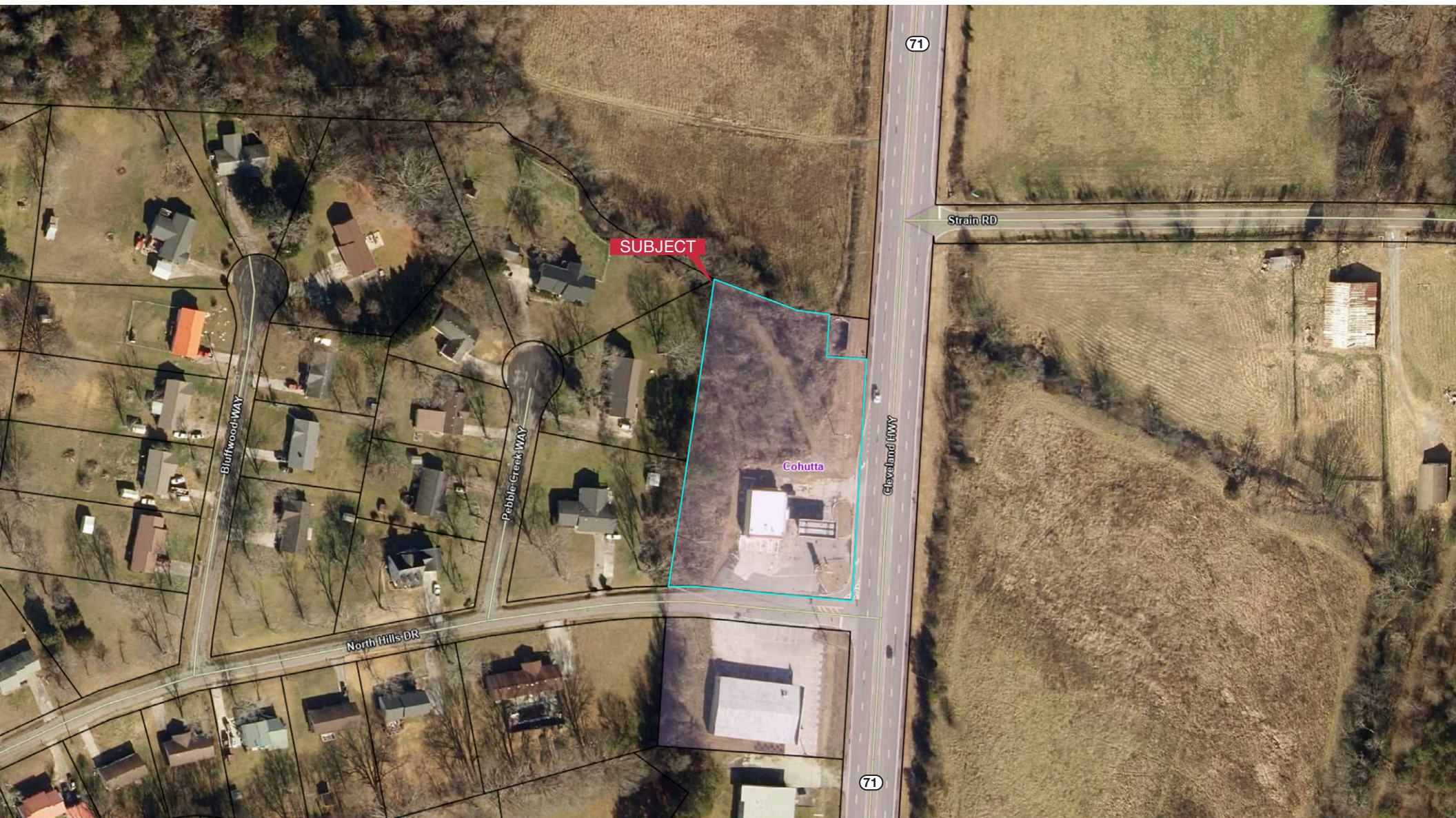


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Aerial Map



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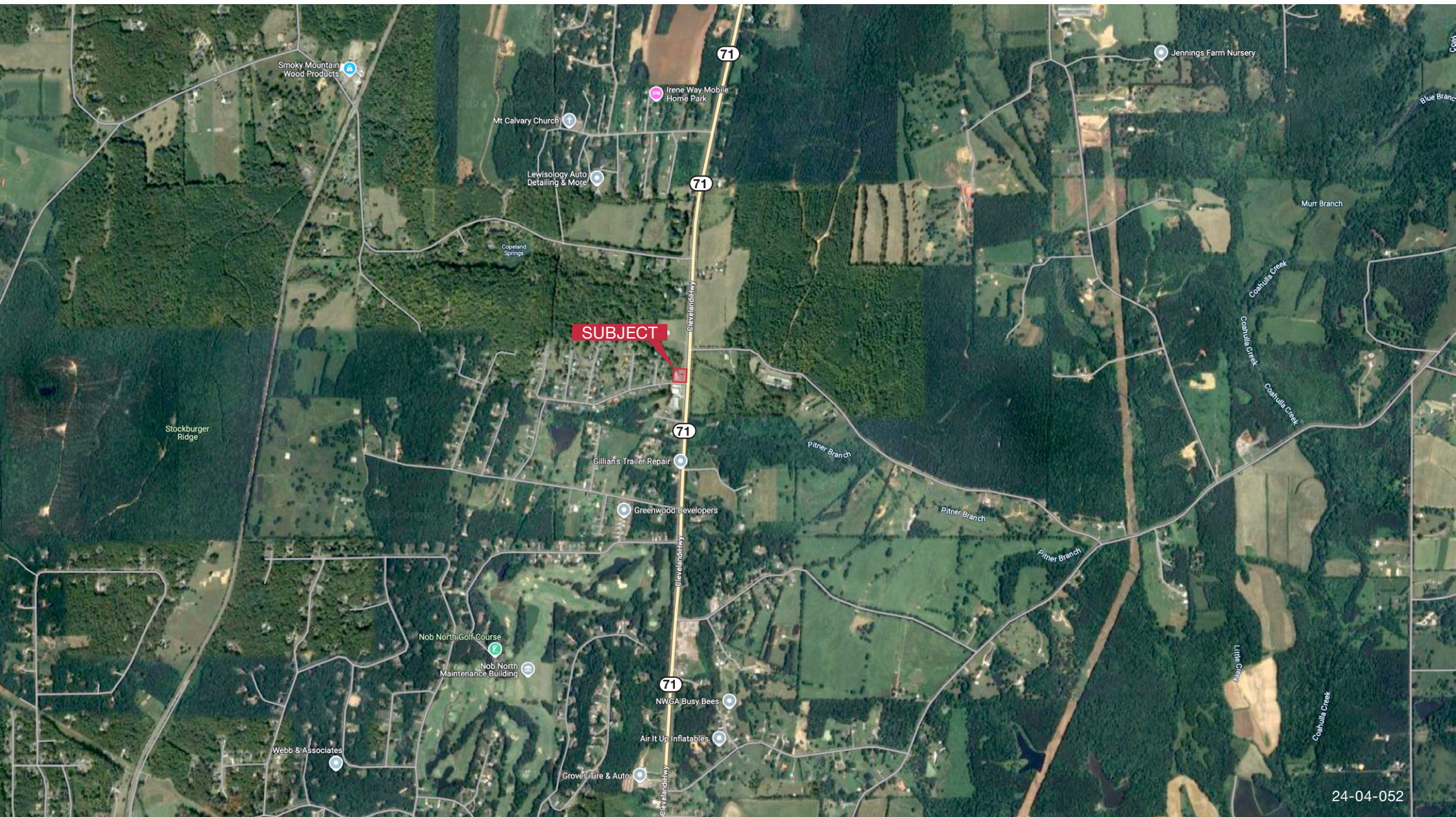
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