

# FOR SALE

**PROFESSIONAL OFFICE**  
783 N Grove St Dahlonega, GA 30533



## OFFERING SUMMARY

Sale Price:	\$599,000
Building Size:	2,408 SF
Lot Size:	1.19 Acres
Year Built:	1941
Renovated:	2022±
Zoning:	B-1 (Neighborhood Business District)



### Patrick Bell

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## PROPERTY OVERVIEW

This 2,400± square foot freestanding office in Dahlonega offers renovated, move-in ready space zoned B1 for professional use. Set on 1.19 acres with high visibility along North Grove Street, the property is directly across from Lumpkin County Middle and Elementary Schools - ideal for client access and brand exposure. Currently used as a law office, the building has been fully converted from residential to commercial use, offering a flexible interior layout with reception area, private offices, conference space, with room for expansion. Located just minutes from downtown Dahlonega, the courthouse, government buildings, and Camp Frank D. Merrill.

## PROPERTY HIGHLIGHTS

- 2,400± SF renovated standalone office on 1.19 acres
- Zoned B1 - Currently used by law firm
- Prime frontage on N. Grove Street with high daily traffic counts
- Directly across from Lumpkin County Middle and Elementary Schools
- Just minutes to downtown Dahlonega and county government offices
- Flexible layout with reception, private offices, and meeting areas
- Large lot provides ample parking and future expansion potential



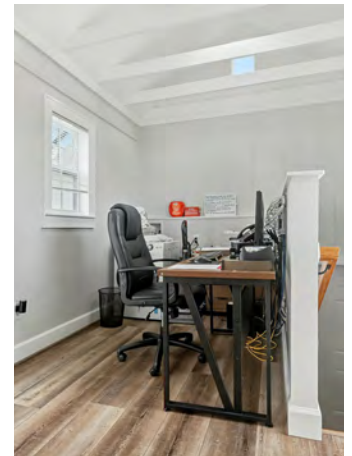
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# FLOOR PLAN

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## MAIN FLOOR



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# FLOOR PLAN

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## UPPER SUITE & BASEMENT



ALL MEASUREMENTS ARE APPROXIMATE

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