
Blue Ridge Retail Multi-Tenant Bldg.

**10091 Blue Ridge Dr.
Blue Ridge, GA**



Offered by:

Harry Norman Realtors Commercial

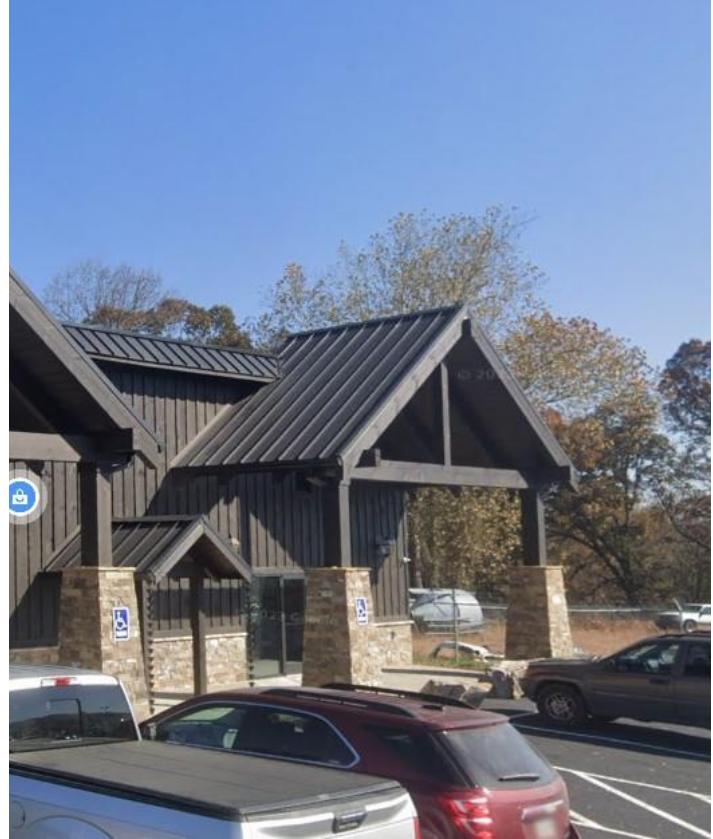
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Commercial Real Estate Services**



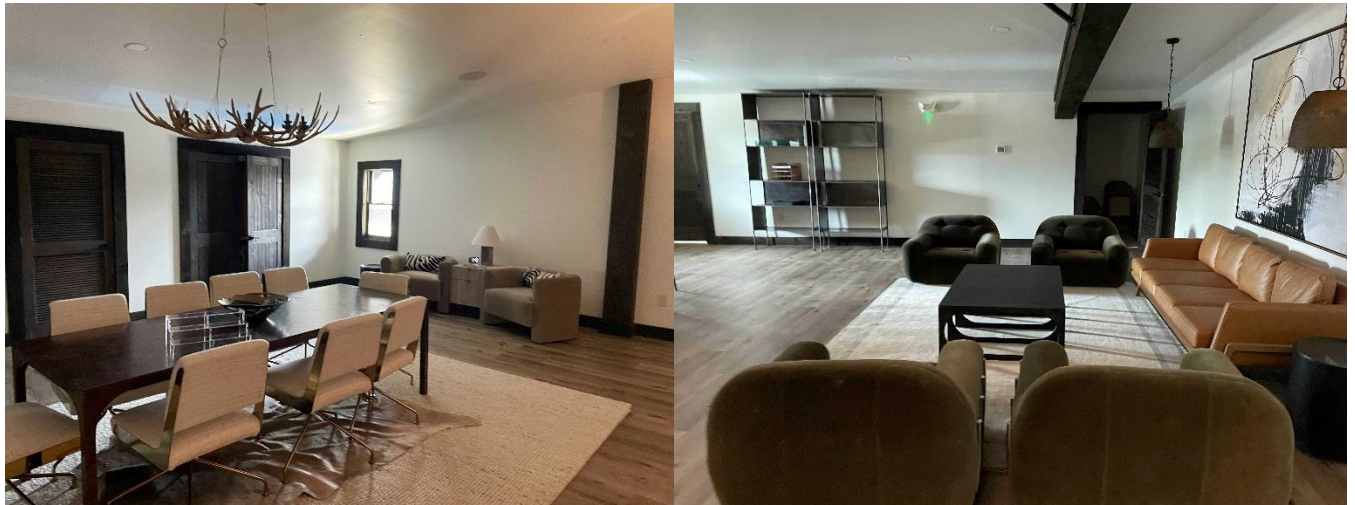
9,200 SF Retail Multi-Tenant Building



Prime location on the biggest intersection in Blue Ridge, GA! Former Blue Ridge Twin Movie Theatre converted to a 9,200 sf multi-tenant retail building on 1.1 acres. Assumable Seller Financing! New Publix Retail Center planned opening on adjoining parcel in 2026! Completely renovated and updated in 2023 with all new HVAC systems, electrical, plumbing, fixtures, flooring, windows and entry. Beautiful interior design with stone fireplace and heavy timber beams.

Property Highlights

Excellent opportunity for investor or owner/user with two 3,500 sf retail storefronts on ground level and 2,200 sf office/retail on second level. Sale includes apparel store with fixtures, furniture and inventory in Suite A. Going out of business soon. Outdoor and firearms store in Suite B operates under new lease. Suite C second floor space is currently vacant and ideally suited for professionals, attorneys, financial service providers or small business. Seller financing in place with assumable loan: \$3M balance, 7% rate, 17-year remaining term, no balloon. Adjoining 0.5-acre parcel with 100' of Blue Ridge Drive frontage is also available.

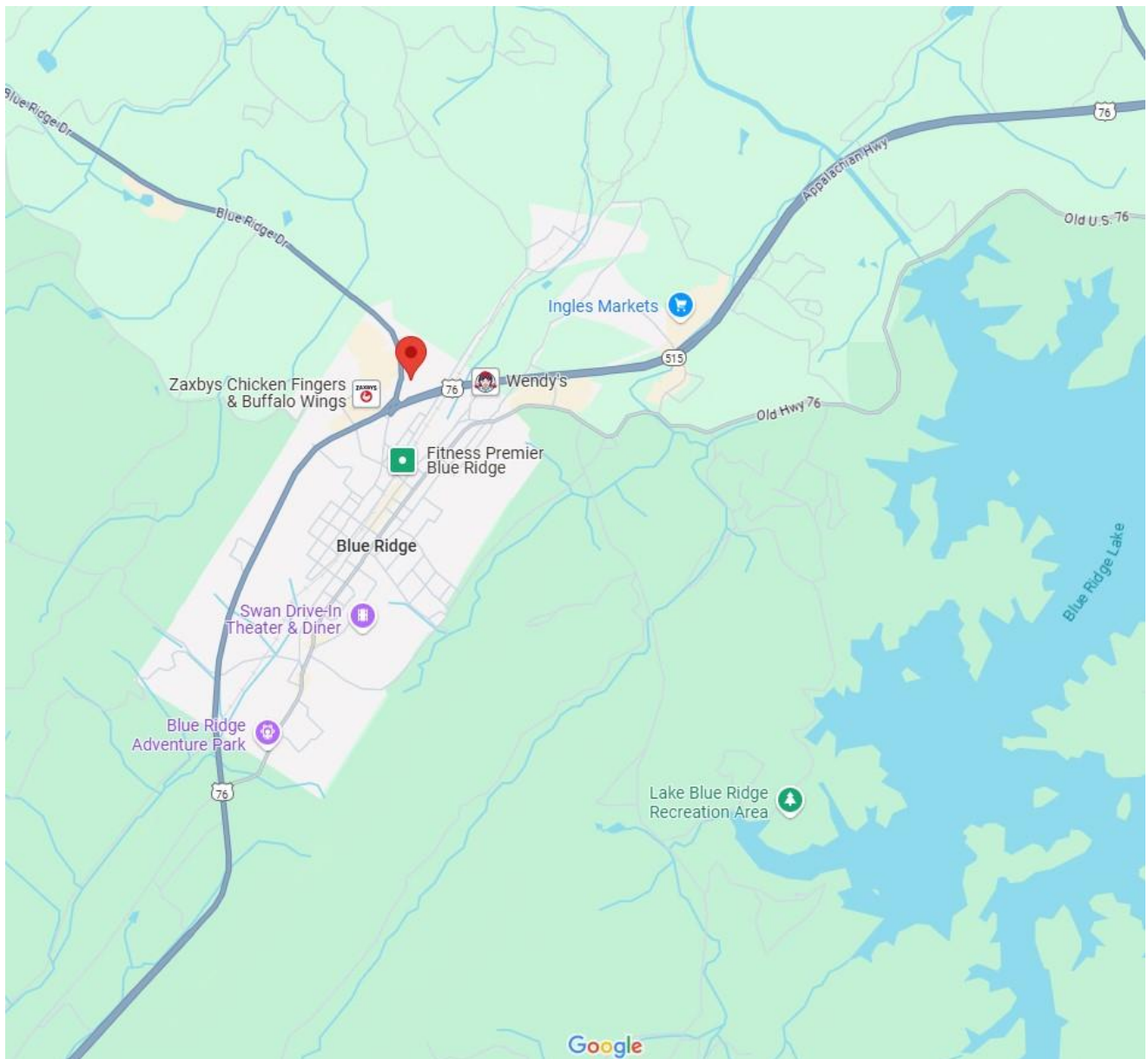


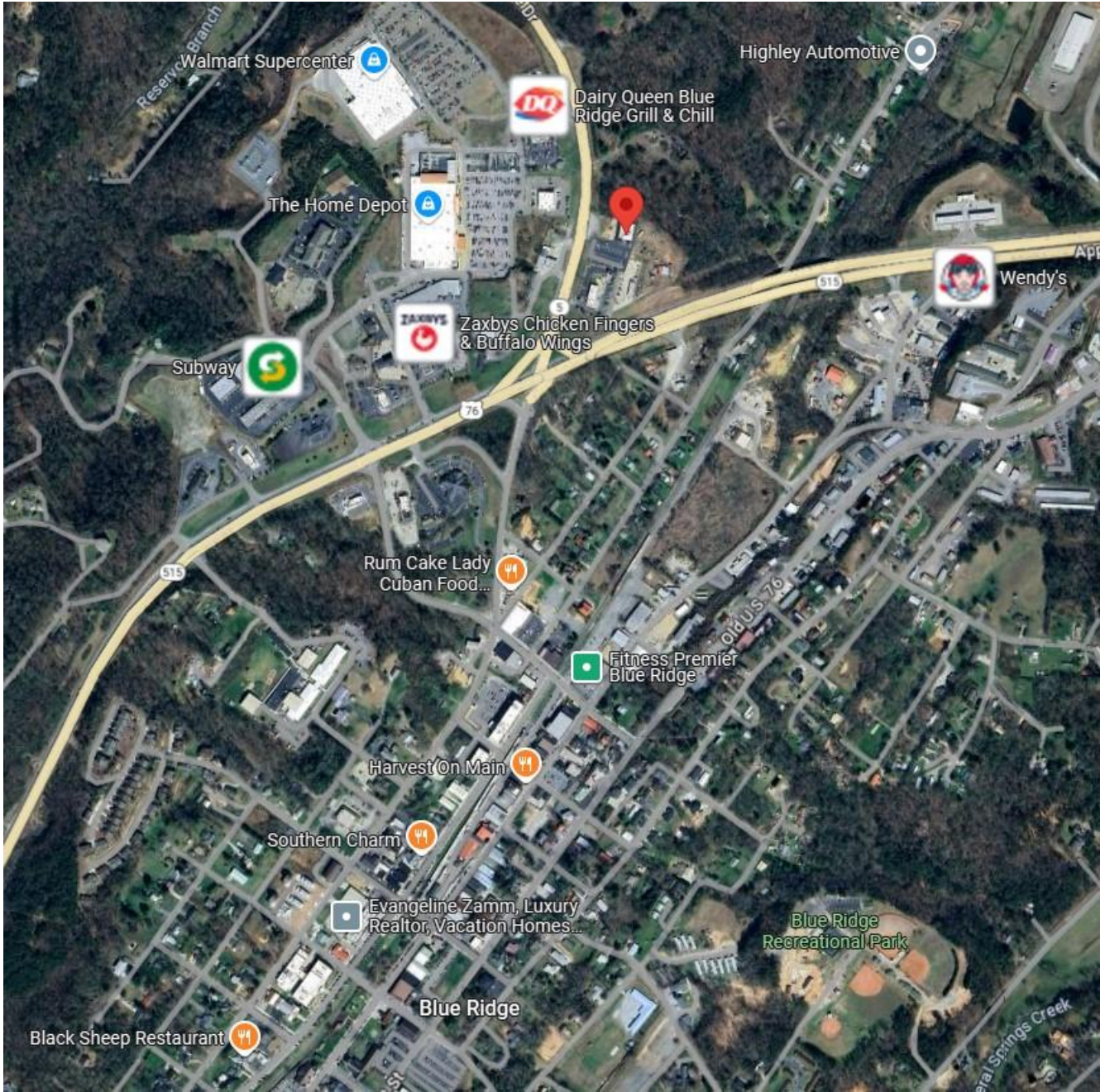
- ***Prime Blue Ridge, GA Commercial Corner***
- ***Multi-Tenant Retail Building on 1.1 Acre***
- ***Assumable \$3M Seller Note***
- ***Fully Renovated in 2023 with All New Systems***
- ***40% Occupied & Apparel Business Assets Included***
- ***Adjoining .5 Acre Parcel Available***



Location

Convenient access from Hwy 515 or Blue Ridge Dr. This intersection is planned for a major redesign by GA DOT in 2025 which will provide improved access to the subject property. The Blue Ridge area has become the most popular mountain getaway destination in the north Georgia mountains. The City of Blue Ridge has undergone an impressive transformation over the past ten years, with new hotels, high-end restaurants, retail shopping, and adventure activities. This has attracted upscale tourism, transplants and retirees from throughout the US, and wealthy luxury-second-home buyers from the Southeast US. A growing abundance of short-term rentals supports this growth.





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