

1374 Dawsonville Highway Dahlonega, Georgia 30533

View Comparable Properties

Listing

Agent Full

MLS System - FMLS

\$395,000
Active



1 / 44 Front of Structure -
View of front of



Submit Offer

Residential Income
MLS #: 7707776

1374 Dawsonville Highway

City: Dahlonega

County: Lumpkin - GA

Subd/Comp: N/A

Condition: Resale

Subtype: Duplex

Levels/Stories: 1

Year Built: 1940

Acres/Source: 1.3400 / Public Records

Const: Wood Siding

Availability: No conditions

Broker: EPIQ01

State: Georgia, 30533-5310

Lake: None

SCHOOLS

Elem: Cottrell

Middle: Lumpkin County

High: Lumpkin County

Bus Rte:

Bus Rte:

Bus Rte:

Directions: North on Hwy 400, Left GA-136W, Right on State Route 9, Left on Ben Higgins, Right on Dawsonville Hwy, and Property on the left.

Public: Discover a rare investment opportunity in the heart of Dahlonega! This charming duplex at 1374 Dawsonville Highway sits on 1.34 acres with excellent highway visibility and easy access to town. Each unit features 2 bedrooms, a full bath, kitchen, living area, and in-unit laundry—perfect for tenants or guests. This property has a proven track record as a high-producing short-term rental, generating over \$50,000 in gross annual revenue in the past. For investors seeking stable, long-term income, current market rent is \$1,800 per unit, offering a total of \$3,600 per month or \$43,200 per year. Whether you want to return to its successful Airbnb legacy or continue with dependable long-term leases, this duplex offers flexibility and strong income potential. Enjoy proximity to local favorites like Accent Cellars, Hickory Prime, Dollar General, and the VCA Dahlonega Animal Hospital. Just minutes from Dahlonega's historic square and the University of North Georgia, this property blends small-town charm with outstanding investment appeal. Don't miss your chance to own a versatile, income-generating property in one of North Georgia's most desirable communities!

Private: Please book all showings through showingtime. All offers submitted shall be a one-document PDF submitted to holly@theallpointsteam.com and must include documents attached to the listing - no DotLoop or Remine requests. Please don't hesitate to contact Holly Barrett at 678-614-5641 if you have any questions.

UNITS

Available	Deposit	Rent	BR	BA	Occupant	Elec	Garb	Gas	Maint	Water	Features
01/22/2026	0.00	1,000.00	2	1/0	Tenant Occupies	Y	Y	N	N	Y	Central Air, Dryer, Fire Alarm, Hardwood Floors, Smoke Alarm
01/22/2026	1,800.00	1,800.00	2	1/0	Tenant Occupies	Y	Y	N	N	Y	Central Air, Deck, Dryer, Fire Alarm, Hardwood Floors, Smoke Alarm

FEATURES

Accessibility: None	Parking Spaces: 1
Community: None	Roof Type: Composition
Cooling: Central Air	Security: None
Fencing: None	Sewer: Septic Tank
Grn Bld Cert:	Utilities: Electricity Available, Sewer Available, Underground Utilities, Water Available
Green Eff: None	View: Other
Green Gen: None	Water Frntage:
Heating: Central	Waterfront: None
HERS Index:	WF Ament:
Lot Features: Level	Water Source: Well
Parking: Driveway, Level Driveway	Window Feat: None

LEGAL | FINANCIAL | TAX INFORMATION

Tax ID: 045-000-099-000	PPIN #/APN: 2124	Tax/Tax Year: \$2,989 / 2025
Land/Lot: District: 01	Section/GMD:	Lot Dim: x
Plat Book/Page:	Deed Book/Page:	Lot:
Special Circumstances: Investor Owned, Sold As/Is		Block:
Cap Rate:	Annual Expenses:	Special Listing Conditions: Standard
NOI Amount:	Annual Utilities:	Proposed Financing: 1031 Exchange, Cash, Conventional, FHA
Legal Description: 1.34 ACS LL 612 LD 12-1		Gross Income: \$33,600

LISTING AGENT | OWNER | SHOWING INSTRUCTIONS

Agent License#: 407341	Agent: Holly Barrett (HOLLBARR)	Phone/Cell: 678-614-5641/
Firm License#: H-81236	Co-Agent: All Points Team	Phone/Cell: 404-620-4663/
Office: Epique Realty (EPIQ01)		Phone/Fax: 888-893-3537/000-000-0000
Show Inst: Appointment Only, Showing Service		Email: hollybarrett@epique.me
Showing Consideration: None		
Occupant Type: Tenant	Possession:	
Lockbox: Supra		
BuyBrk Present Offer to Seller: No	Contact: Holly Barrett	Contact Phone: 678-614-5641
Listing Contract Date: 01/22/2026	On-Market Date: 01/22/2026	Original List Price: \$395,000 Act DOM: 2

Click on the arrow to view Realist Tax Information

