

FORMER PERSONAL CARE FACILITY WITH CONVERSION POTENTIAL



3464 & 3476 Wolf Pen Gap Road, Suches, GA 30572





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CONTACT INFORMATION

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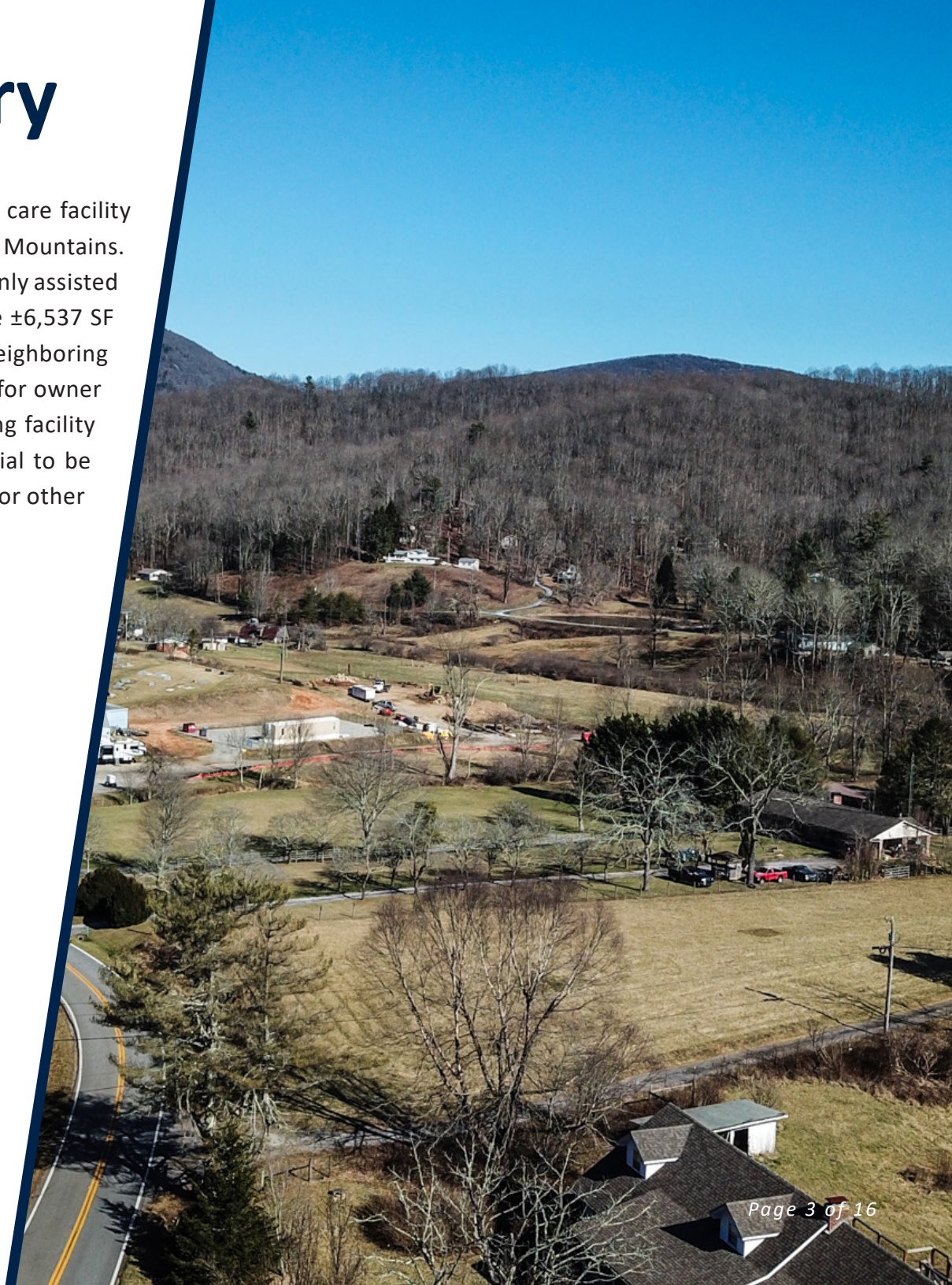
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Executive Summary

Bull Realty is pleased to present a unique former personal care facility nestled in a quaint valley surrounded by the Appalachian Mountains. This former assisted living property was, until recently, the only assisted living facility available in the community. In addition to the $\pm 6,537$ SF main facility, there is a $\pm 1,260$ SF caretaker's home and a neighboring $\pm 4,240$ SF 3 bedroom/3 bath single family residence, ideal for owner occupancy or leasing. When in operation, the assisted living facility had a 16 bed capacity. This property has excellent potential to be converted to overnight rentals, resort use, recovery center, or other creative ventures.

Highlights

- $\pm 6,537$ SF Main facility
- $\pm 1,260$ SF Caretaker's home
- $\pm 4,240$ SF Owner's residence
- Multiple outbuildings



Property Information

ADDRESS: 3464 & 3476 Wolf Pen Gap Road, Suches, GA 30572
COUNTY: Union
TOTAL SIZE OF BUILDINGS: ±12,037 SF
YEAR BUILT: 1969
SITE SIZE: ±5.84 AC
NUMBER OF BUILDINGS: 3
IDEAL USES: Personal Care / Hospitality
ZONING: C
PARCEL ID: 078A 020
FRONTAGE: 230' Wolfpen Gap Rd.
CROSS STREET: Happy Hollow
INGRESS/EGRESS POINTS: 2

\$ **SALE PRICE**
\$1,600,000





Main Facility



Main Facility



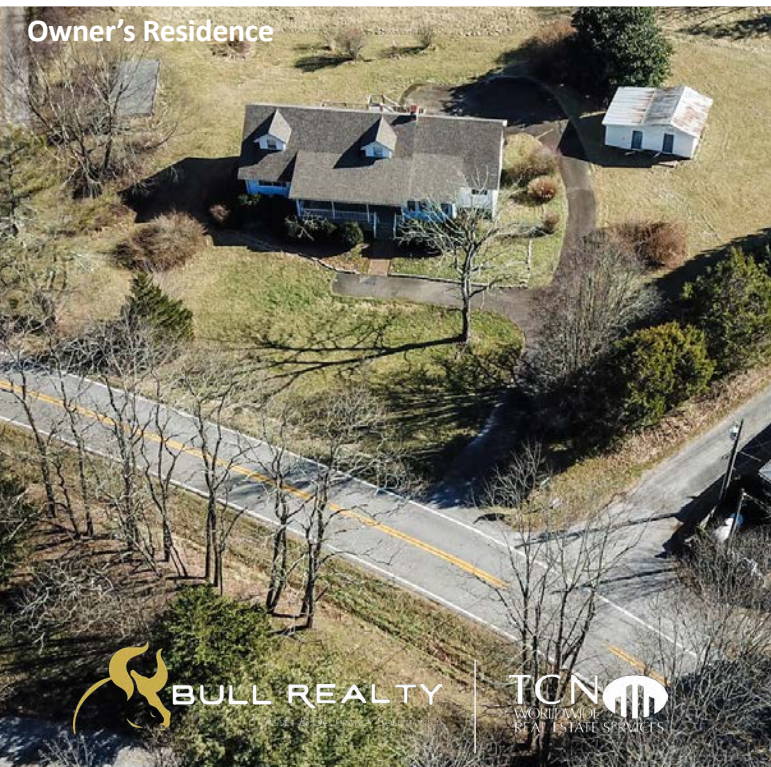
Main Facility



Owner's Residence



Owner's Residence



Owner's Residence



Caretaker's Home



Main Facility



Main Facility



Main Facility



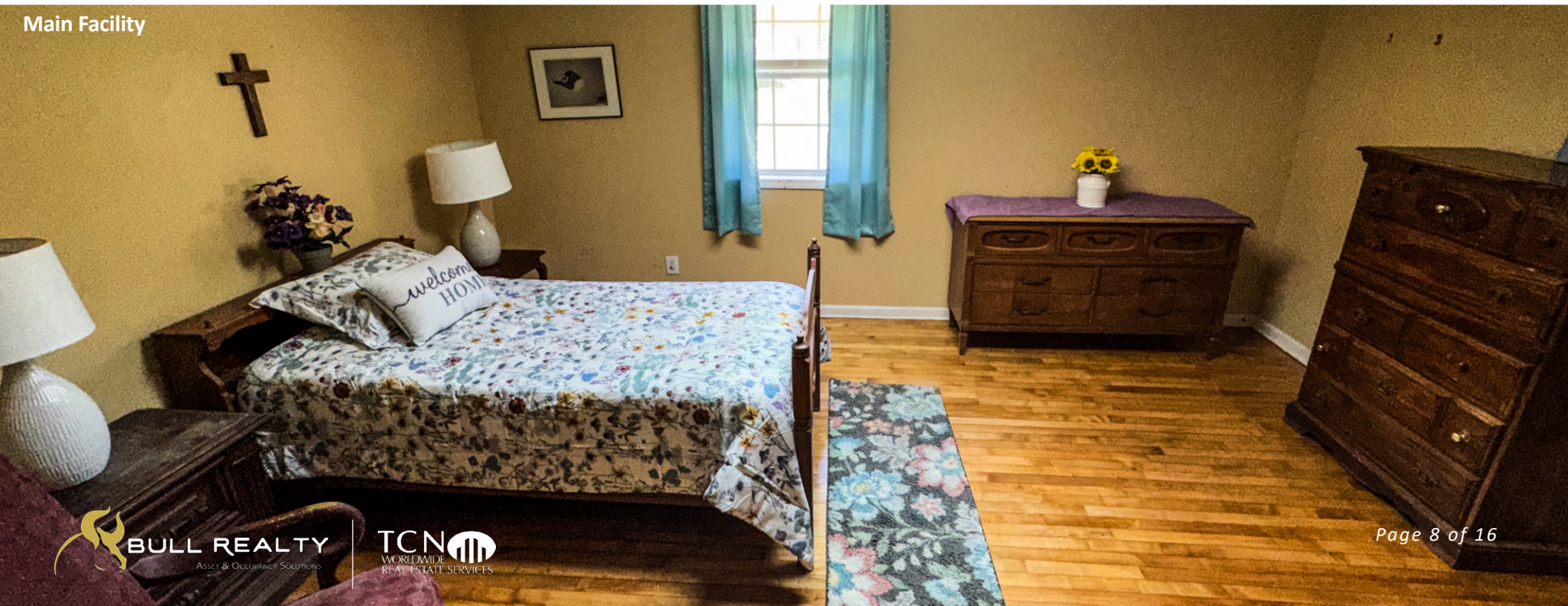
Main Facility



Main Facility



Main Facility



Main Facility



Owner's Residence



Owner's Residence



Owner's Residence



Owner's Residence



Owner's Residence



Owner's Residence



Owner's Residence



Owner's Residence

About the Area

SUCHES, GEORGIA

Suches, GA, located approximately 75 miles north of Atlanta, is a small mountain community in Union County often referred to as “The Valley Above the Clouds” due to its high elevation in the North Georgia mountains. Nestled within the Chattahoochee National Forest, Suches offers a remote, scenic setting defined by winding mountain roads, dense forests, and panoramic ridgelines. The area is known for its cool climate, making it a refreshing retreat during the hot Southern summers, and it attracts outdoor enthusiasts seeking hiking, camping, and nature-based recreation.

Unlike more developed North Georgia towns, Suches has remained largely untouched by commercial expansion, preserving its quiet, rustic character. The community serves as a gateway to outdoor destinations such as Woody Gap, the Appalachian Trail, and the Toccoa River, which is popular for trout fishing and kayaking. Its proximity to Dahlonega provides access to additional amenities, wineries, and historic attractions while still allowing residents and visitors to enjoy the seclusion of mountain living.

Suches is also known for its strong sense of community and its appeal to those seeking a slower pace of life. Local gatherings, small businesses, and seasonal visitors contribute to a laid-back, welcoming atmosphere. The area draws motorcyclists and scenic drivers, particularly along routes like GA-60, which offers sweeping mountain views. Whether as a weekend escape or a place to settle away from urban growth, Suches embodies the natural beauty and tranquility that define North Georgia’s high country.

*[City of Dawsonville](#)



Demographic Overview



POPULATION

5 MILES	10 MILES	15 MILES
746	13,890	54,501



HOUSEHOLDS

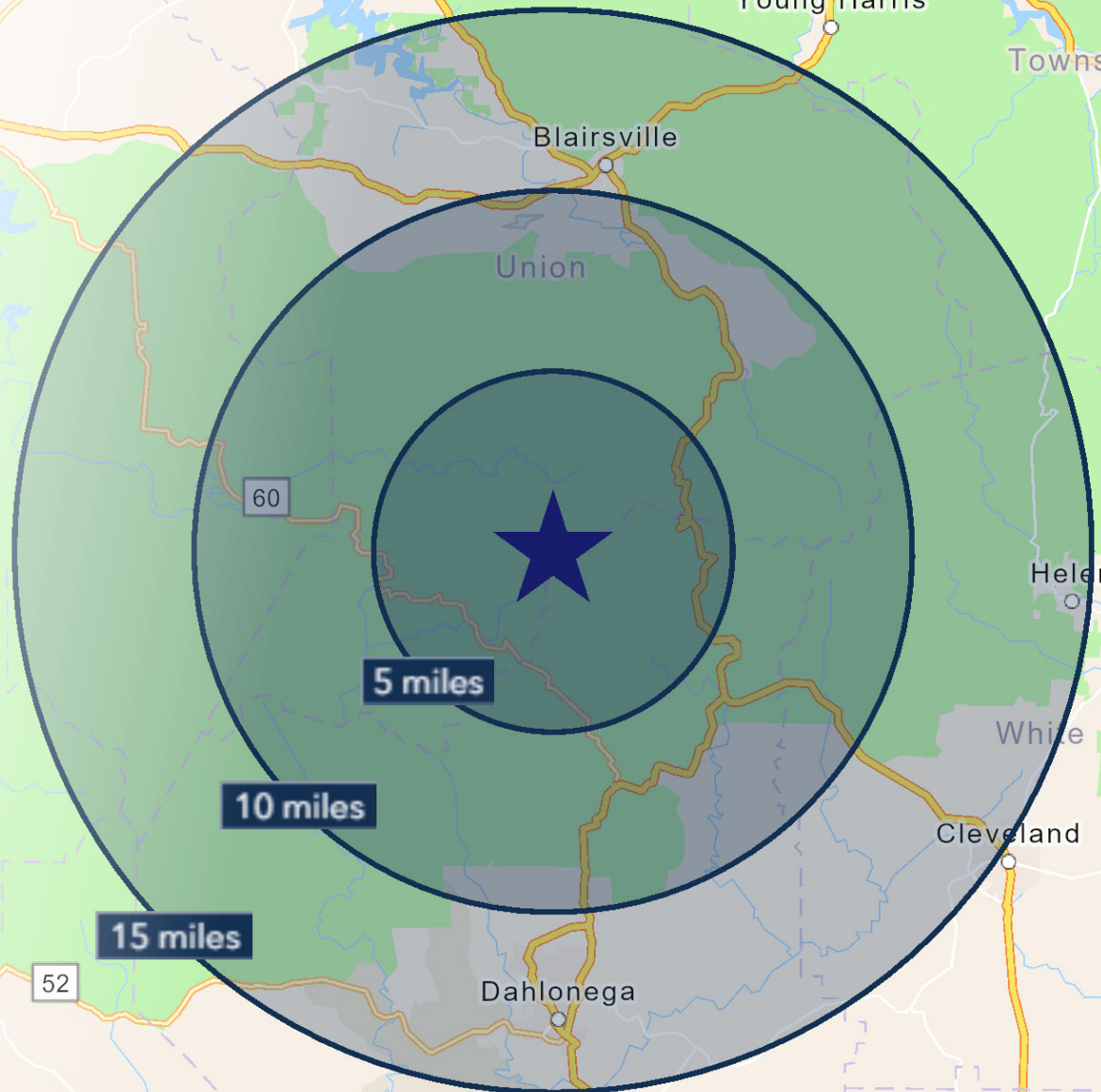
5 MILES	10 MILES	15 MILES
334	6,036	21,192



AVERAGE HOUSEHOLD INCOME

5 MILES	10 MILES	15 MILES
\$72,067	\$99,262	\$95,907

ESRI 2025



Broker Profile



DARRELL CHAPMAN

Partner, Bull Realty

404-876-1640 x 114

Darrell@BullRealty.com

While Darrell is experienced in all types of commercial properties throughout the Southeast, his primary focus has been investment properties and mixed use developments in the North Atlanta market. Darrell also specializes in car wash properties in the Atlanta Market and consistently sells several annually. As a long time resident of the suburbs of North Atlanta, he has extensive knowledge of the area and the business trends in these markets. Marketing more than \$300 million in commercial property since 2007, Darrell has become a recognized go-to broker in North Georgia.

Darrell helped establish Bull Realty's first satellite office on GA 400 north of Atlanta. He is a member of the Atlanta Commercial Board of Realtors, Atlanta Commercial Board of Realtors Million Dollar Club, the National Association of REALTORS, the Dawson County Chamber of Commerce and the Hall County Chamber of Commerce. Darrell lives in Dawsonville with his wife of 30 years, his young daughter and a menagerie of pets. Favorite hobbies include boating, water skiing and off-roading.

Some notable closings include a 9-acre site in Gwinnett County for the Georgia Regional Transportation Authority for \$3.2 million, a retail park with 20 tenants next to the North Georgia Premium Outlet Mall which sold for \$4.5 million, a commercial development park in north Georgia on GA Hwy 400 for \$4.9 MM, a medical office park for \$2.4 million, a \$1.4 million-dollar land sale to RaceTrac Petroleum, and several retail sales including C Stores, Car Washes, and Shopping Centers. Prior to commercial real estate sales, Darrell enjoyed a successful career in the boating industry, and worked as a manager, consultant, and trainer for many of the leading dealerships in the Southeast. Darrell eventually operated his own successful marine dealership in Forsyth County and honed his reputation for honesty and integrity selling boats to customers all over the world.

Darrell attended the University of Tennessee studying electrical engineering.



ABOUT BULL REALTY

MISSION

To provide a company of advisors known for integrity and the best disposition marketing in the nation.

SERVICES

Disposition, acquisition, project leasing, tenant representation and consulting services.

SECTORS OF FOCUS

Office, retail, industrial, multifamily, land, healthcare, senior housing, self-storage, hospitality and single tenant net lease properties.

GLOBAL ALLIANCE

Bull Realty is a member of TCN Worldwide, an alliance of 60+ offices and 1,500 commercial real estate professionals serving more than 200 markets globally. This partnership expands the firm's reach, client access and investor relationships across the U.S. and internationally.

AMERICA'S COMMERCIAL REAL ESTATE SHOW

The firm produces the nation's leading show on commercial real estate topics, America's Commercial Real Estate Show. Industry economists, analysts and leading market participants — including Bull Realty's founder Michael Bull, CCIM — share market intel, forecasts and strategies. The weekly show is available to stream wherever you get your podcasts or at www.CREshow.com.

JOIN OUR TEAM

Bull Realty continues to expand through merger, acquisition and by welcoming experienced agents. The firm recently celebrated 28 years in business and, through its TCN Worldwide alliance, actively works with clients and brokers across the country.

CONNECT WITH US:

<https://www.bullrealty.com/>



28
YEARS IN
BUSINESS



ATL
HEADQUARTERED IN
ATLANTA, GA



LICENSED IN
8
SOUTHEAST
STATES



Disclaimer & Limiting Conditions

Bull Realty has been retained as the exclusive listing broker to arrange the sale or lease of the Subject Property.

This Offering Memorandum contains selected information pertaining to the Property but does not purport to be all-inclusive or to contain all of the information that a prospective purchaser or tenant may require. All financial projections are provided for general reference purposes only and are based upon assumptions relating to the general economy, competition and other factors, which therefore, are subject to material change or variation. Prospective purchasers or tenants may not rely upon the financial projections, as they are illustrative only. An opportunity to inspect the Property will be made available to qualified prospective purchasers or tenants.

In this Offering Memorandum, certain documents, including financial information, are described in summary form and do not purport to be complete or accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to review independently all documents.

This Offering Memorandum is subject to prior placement, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement or advice as to the value of the Property by Bull Realty Inc. or the current Owner/Seller/Landlord. Each prospective purchaser or tenant is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing or leasing the Property described herein.

Owner/Seller/Landlord expressly reserve the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase or lease the Property and/or to terminate discussions with any party at any time with or without notice. Owner/Seller/Landlord shall have no legal commitment or obligation to any purchaser or tenant reviewing this Offering Memorandum or making an offer to purchase or lease the Property unless a written agreement for the purchase or lease of the Property has been fully executed, delivered and approved by the Owner/Seller/Landlord and any conditions to the purchaser's or tenant's obligations therein have been satisfied or waived. The Owner/Seller/Landlord reserves the right to move forward with an acceptable offer prior to the call for offers deadline.

This Offering Memorandum may be used only by parties approved by the Owner/Seller/Landlord. The Property is privately offered, and by accepting this Offering Memorandum, the party in possession hereof agrees (i) to return it if requested and (ii) that this Offering Memorandum and its contents are of a confidential nature and will be held and treated in the strictest confidence. No portion of this Offering Memorandum may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of Bull Realty, Inc. or Owner/Seller/Landlord. The terms and conditions set forth above apply to this Offering Memorandum in its entirety and all documents, disks and other information provided in connection therewith.

Confidentiality Agreement

This Confidentiality Agreement ("Agreement") is made and agreed to for the benefit of the undersigned party ("Receiving Party"), the owner of the subject property (the "Seller") and undersigned broker Bull Realty Incorporated ("Broker").

Now therefore in consideration of the privileges granted to Receiving Party with respect to receiving certain confidential information, and other good and valuable consideration, the Receiving Party hereby agrees to the following:

I. Confidential Information:

Receiving Party will receive confidential information regarding property referred to as 3464 & 3476 Wolf Pen Gap Rd, Suches, Georgia 30572. Prospect agrees to not disclose to any person that the property may be available for sale or lease, or that discussions or negotiations are taking place concerning the property, nor any terms, conditions, or other facts with respect to the property, including but not limited to tenant information, lease rates, lease expirations, income and expenses, and any such possible purchase, including the status thereof. The term "person" used in this agreement shall be interpreted broadly and shall include, without limitation, any corporation, company, partnership or individual other than parties to which Broker approves in writing. Receiving Party may share information with directors, officers, employees, agents, affiliates, counsel, lending sources, accountants or representatives of Receiving Party that Receiving Party notifies of the requirements of this Agreement. Receiving Party agrees to not contact the property owner, the management, the tenants, the lender, the vendors, the insurers, the employees or the customers of any business at the site.

II. Acting as a Principal:

Receiving Party hereby warrants that it is acting as a principal only, and not as a broker, regarding this contemplated transaction. Receiving Party acknowledges that Broker is working an agency capacity as representing the Seller only in this transaction and is the only Broker involved in this potential transaction. Receiving Party agrees to not be involved in any arrangement to lease or purchase the property, in whole or in part, as a lender, partner, buyer of the note, buy in foreclosure, buy from bankruptcy court, or in any other manner acquire an investment in, joint venture or control of the property, unless Bull Realty, Incorporated is paid a commission at closing as per separate agreement with Seller.

This agreement will expire two years from the date hereof.

III. Governing Law

This Agreement shall be governed and construed in accordance with the laws of the State of Georgia. If you are a broker, or a principal desiring to include an outside broker, contact the listing agent directly for a Buyer and Buyer's Broker Confidentiality & Commission Agreement.

Accepted and agreed to this _____ day of _____, 20____.

Receiving Party _____

Signature _____

Printed Name _____

Title _____

Company Name _____

Address _____

Email _____

Phone _____

Darrell Chapman

Partner

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