

FOR SALE



17.97 +/- Acres plus 9 Bay Car Wash and Single Family Home

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2483 Old Cornelia Hwy Gainesville, GA 30507

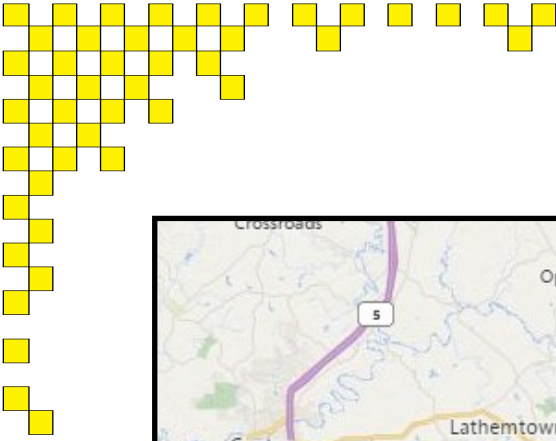
- 17.97 +/- acres with 9 bay car wash and single-family home only 0.8 miles to exit 24 on I-985
- Property is zoned Highway Business, AR-III and AR-IV.
- Property is ideal for additional commercial development along Old Cornelia Hwy
- Would make a great commercial or residential development site. Property is ideal for long-term investor!
- Property has about 580+ feet along Old Cornelia Hwy. Less than a mile to I-985 and Hwy 365.
- Is ideal for a owner/operator or sit back and collect the cash-flow from the car wash and residential home
- Asking price: \$550,000 (\$30,606 per acre) — Seller is encouraging ALL proposals!

Stephen Lovett

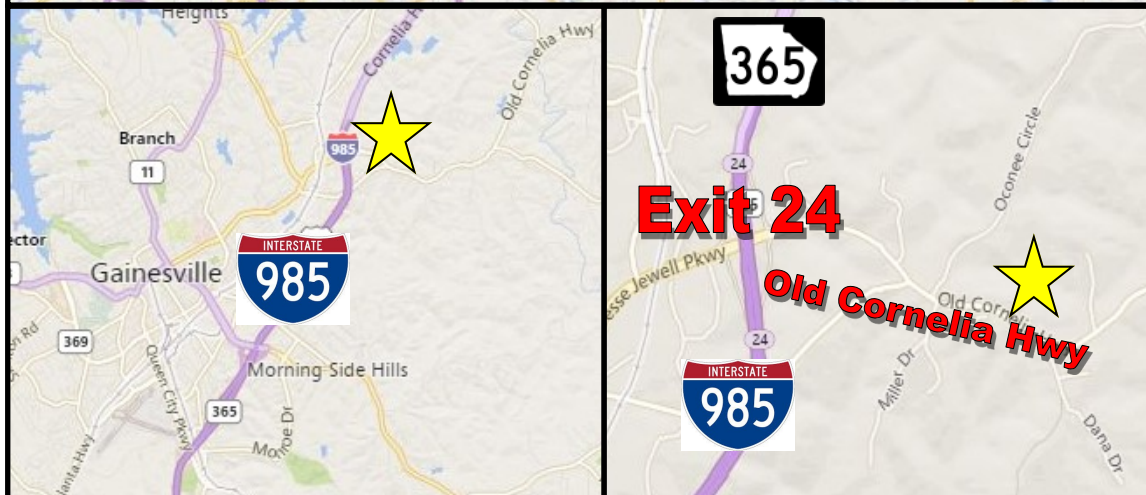
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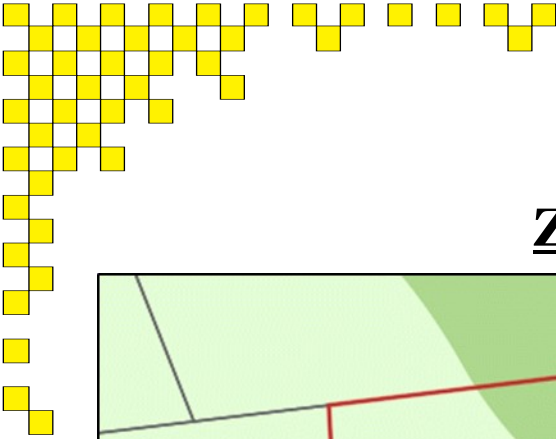
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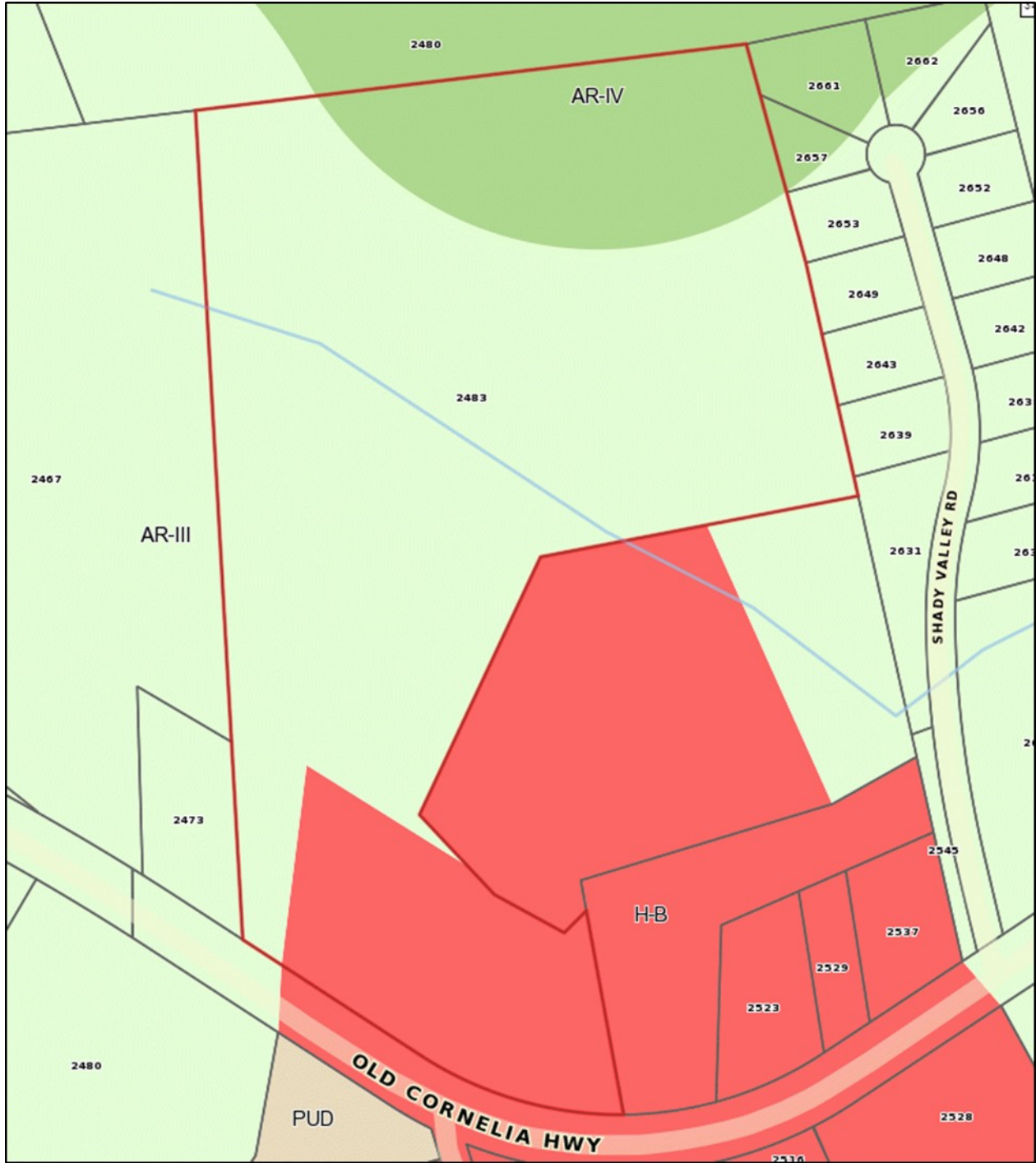


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Zoning Map



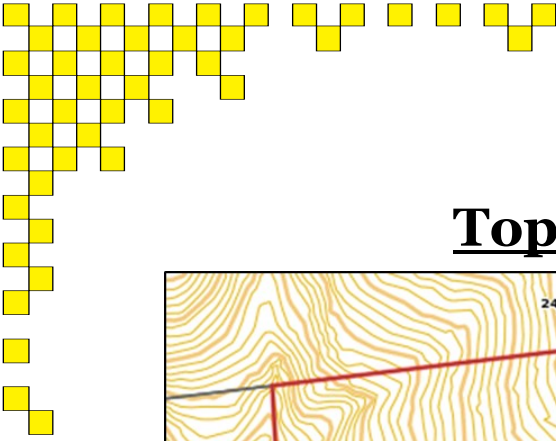
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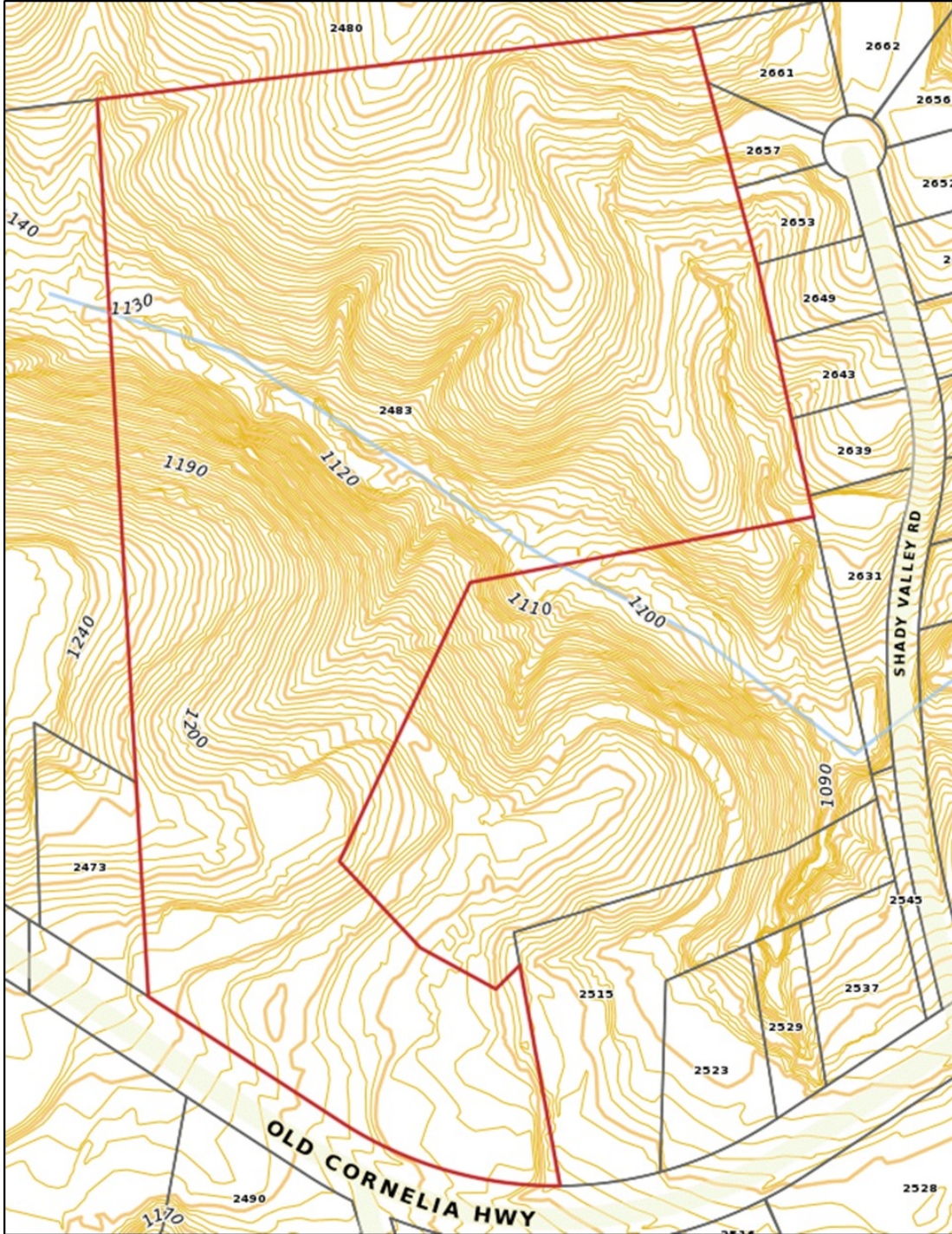


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Topography Map



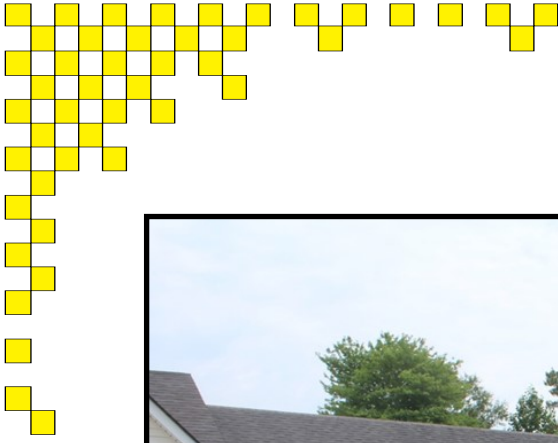
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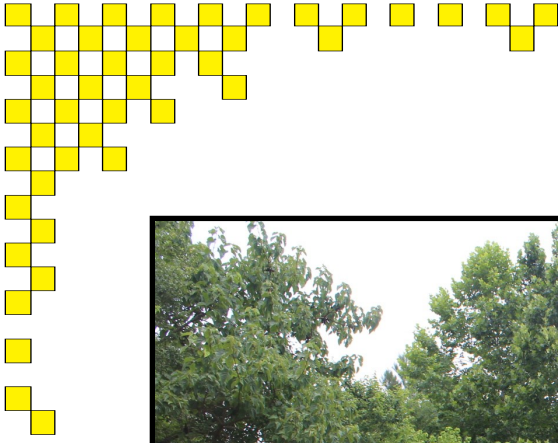
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