

**416 Dahlonga Street (SR9)  
Cumming, GA 30040**



## OTWELL MANOR • 2.98 ACRES

### Property Information

**ACRES:** 2.98 (+/-)  
**SF** 5,697  
**PRICE** \$1,150,000

- Located in Cumming city limits
- 1/2 mile from downtown Cumming
- Zoned Office Professional (OP)

### PROPERTY

A rare opportunity to acquire one of the most notable properties in Cumming, Georgia, the county seat of Forsyth County. Otwell Manor was the home of Roy Pilgrim Otwell and his family for decades. At 5,697 square feet (not including the full basement), built in 1934, Otwell Manor sits on nearly 3 acres of prime real estate just minutes from the downtown square. Property also features a 5 room underground “bomb shelter” away from the main building.

Whether for a personal home, office, as the cornerstone of a one-of-kind office park, bed and breakfast or a world-class event facility, Otwell Manor will afford you the prominent location that cannot be matched.

**PATRICK B. BELL**  
Senior Associate | REALTOR®

678.320.4800 OFFICE  
678.878.9358 DIRECT

[patrick.bell@cbcmetrobrokers.com](mailto:patrick.bell@cbcmetrobrokers.com)

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Coldwell Banker Commercial Metro Brokers  
5775 Glenridge Drive  
Building D, Second Floor  
Atlanta, Georgia 30328  
678.320.4800



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# Otwell Manor



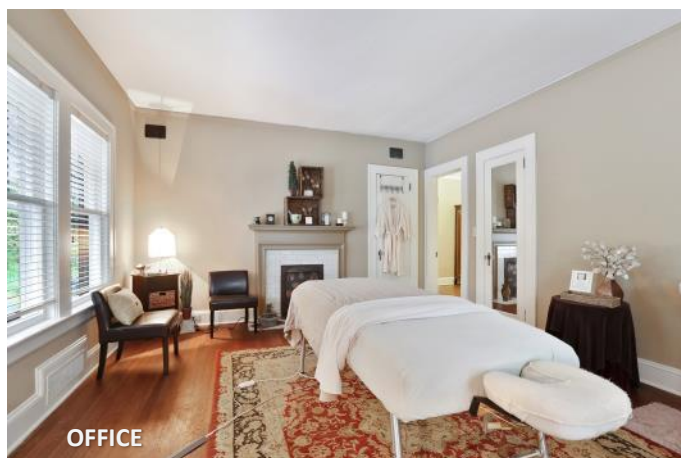
RECEPTION AREA



RECEPTION AREA



OFFICE



OFFICE



ORIGINAL STONE FIREPLACE  
LOCATED IN FULL BASEMENT



GARAGE/OUTBUILDING

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# Otwell Manor

1st Floor



For guidance only

2nd Floor



For guidance only

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