

Presented By:

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POWELL PROPERTY GROUP, INC

101 Pilgrim Village Drive

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**143 GRANT ROAD
EAST, DAWSONVILLE,
GA 30534**

FOR SALE

Automotive repair Property :

143 GRANT ROAD EAST, DASWONVILLE, GA 30534

143 GRANT ROAD EAST, DAWSONVILLE, GA 30534

143 GRANT ROAD EAST, DASWONVILLE, GA 30534



OFFERING SUMMARY

Sale Price:	\$750,000
Available SF:	5,500 SF
Lot Size:	3.37 Acres
Year Built:	1992
Building Size:	5,500 SF
Zoning:	CCB
Price / SF:	\$136.36

PROPERTY OVERVIEW

This property is being offered for sale at \$750,000.00. Investment Opportunity - Leased through 3/31/2024.

PROPERTY HIGHLIGHTS

- Excellent location in Dawsonville, GA overlooking GA-400 just 2 miles North of the North Georgia Premium Outlet Mall and Hwy 53.
- 5,500 sf metal automotive repair building in great condition with equipment and book of business available is ready to begin operating.
- Large 3.37 Acre lot has plenty of room for parking, outside storage, and/or more buildings.

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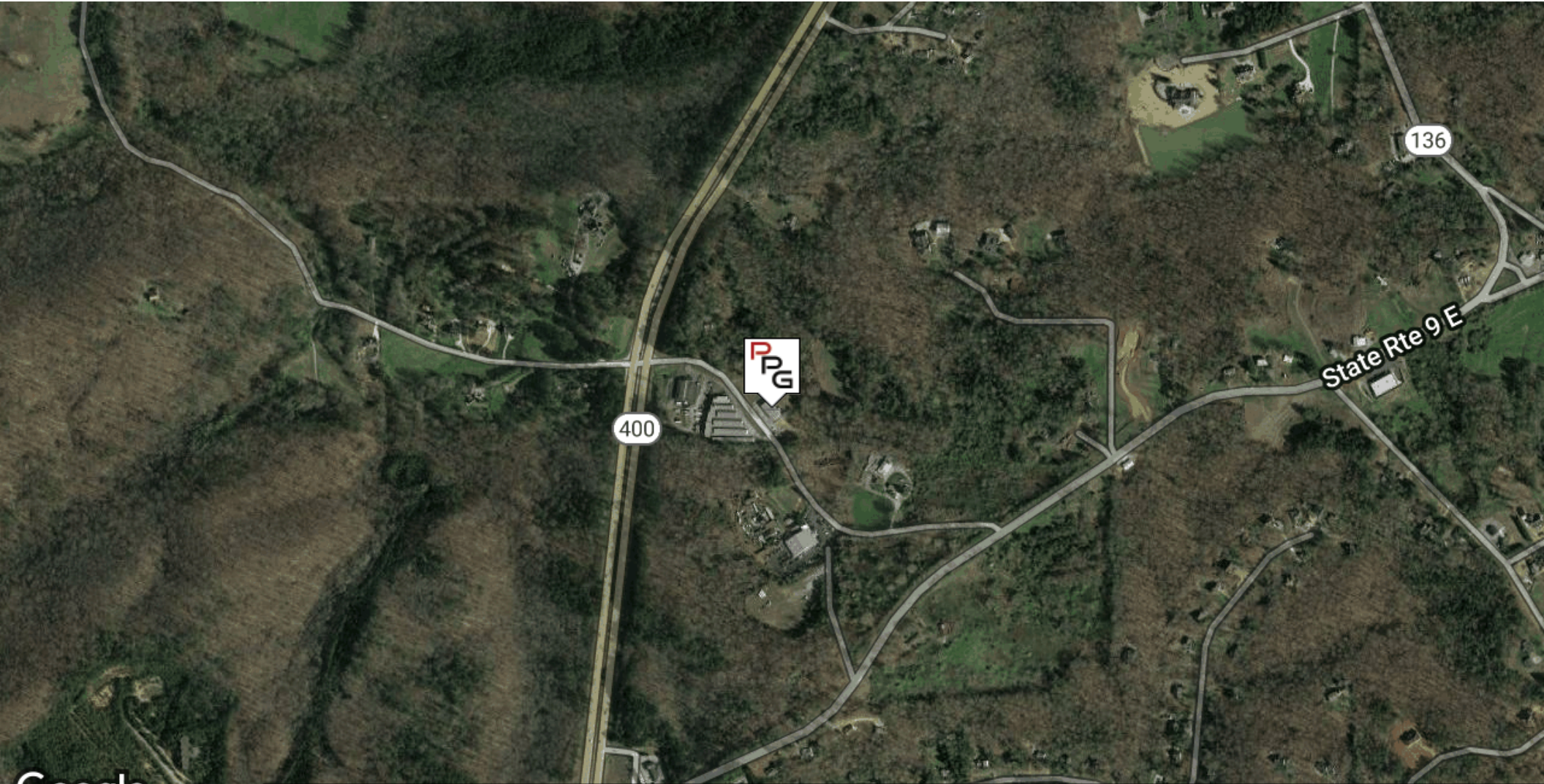
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Google

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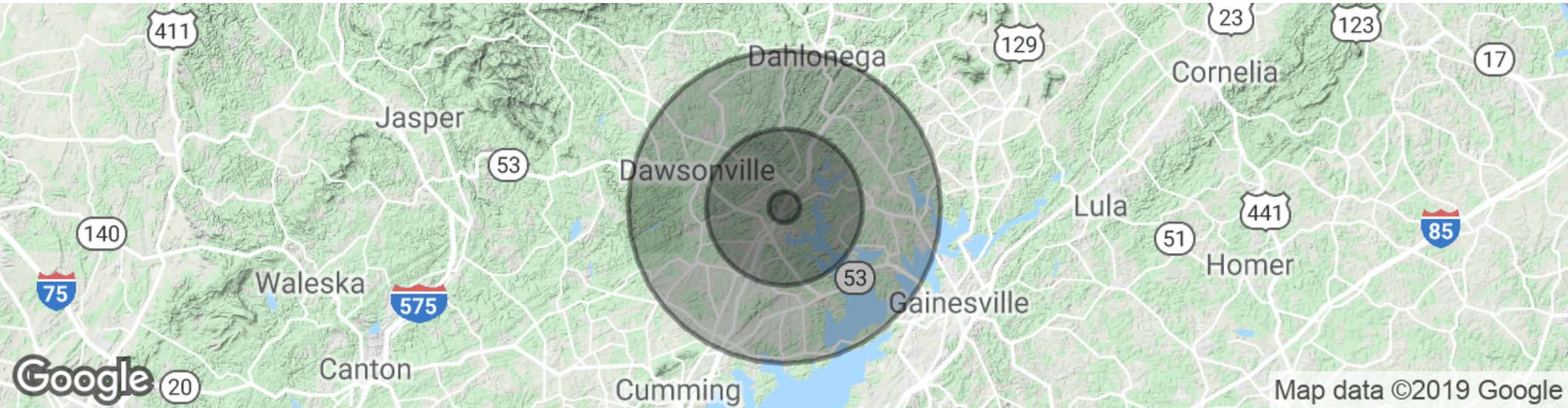
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POPULATION

	1 MILE	5 MILES	10 MILES
Total population	914	17,801	78,695
Median age	39.5	37.0	37.0
Median age (Male)	39.6	36.5	36.3
Median age (Female)	39.4	37.5	37.5

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	345	6,495	28,094
# of persons per HH	2.6	2.7	2.8
Average HH income	\$81,201	\$74,012	\$75,125
Average house value		\$257,018	\$258,411

* Demographic data derived from 2010 US Census

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