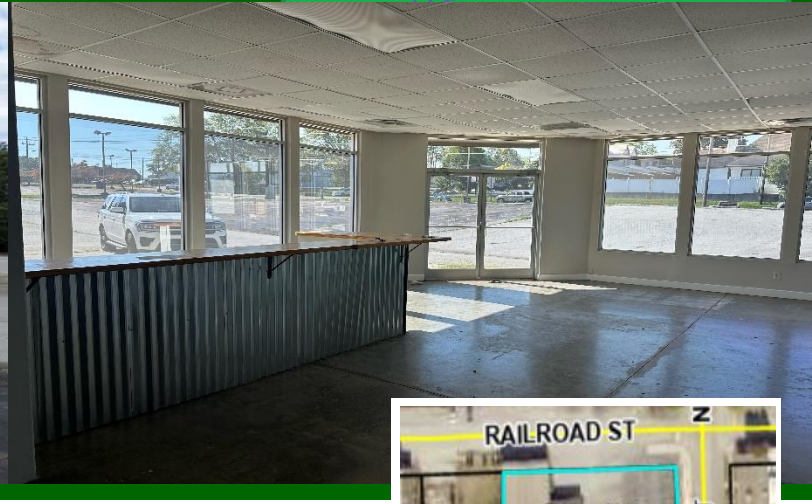


FOR SALE

Commercial Building

27 N Pond Street, Toccoa, GA 30577



Location Highlights

- Located in downtown Toccoa with convenient walkability to local shopping, dining & more!
- Prime location for new hospitality business!

Property Features

- Total Acres: 0.92
- Office Area: Yes
- Bathrooms: 3
- Ceiling Height: 10ft
- Drive-in Doors: 1
- Year Built: 1950
- Construction: Concrete Block/Metal
- Heating/Air: Central AC + Heat Pump

Property Features

Highways

- GA Highway 17: < 1 mile
- GA Highway 441: 14 miles
- Interstate 85: 16 miles

Airports

- International: Atlanta/Hartsfield, 91.3 mi.
- International: Greenville-Spartanburg, 63.3 mi.
- Public: R. G. LeTourneau Field, 7 mi.

Sea Ports

- Charleston, SC: 276.6 mi
- Savannah, GA: 207 miles

Intermodal Service

- Atlanta, GA: 84.7 mi.

Barge Service

- Chattanooga, TN: 124.9 mi.

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SCDA

STEPHENS COUNTY DEVELOPMENT AUTHORITY