

Commercial Land: Lakemont, GA

Property No.: 6191
Auction No.: 250923



Property Details

Property Type:	Commercial
Seller Type:	Private Equity Group
Auction Type:	Reserve
Total Land Area:	2 ± Acres
Tax Identification Number:	100C-001
County:	Rabun
Address:	8779 US Hwy 441 Lakemont, Georgia 30552
Lat/Lon:	34.76955, -83.3957

Agent Details

Listing Agent Information:	Mike Loftin Seven Hills Auctions 770-547-3888 Mikeloftin@7Hauctions.com
Buyer Agent Commission:	For Registered Buyer Agents, 2% of High Bid. Must Complete the Broker Registration Form

Closing Details

Closing Agent:

*William Phalen
Sherman & Phalen, LLC
1165 Northchase Parkway SE, Suite 450, Marietta, GA
30067
770-579-0109*

Closing Date:

30 Days From Binding Agreement Date

Deed Type:

Warranty Deed

Buyer's Premium:

10% Added to the High Bid Price

OPEN HOUSE

Monday, SEPT 15th from 1:30pm to 2pm

8779 US Hwy 441, Lakemont, Georgia

This property is a part of our auction showcase event featuring a curated collection of residential and commercial properties across Alabama, Georgia, and Mississippi. Please review the documents & downloads section of this property page for any important documents about this property. Bidding for this auction showcase will end September 23rd.

Property Notes:

- 235± Ft. frontage on busy US Highway 441 S.
- 2 Entrances off highway onto paved circular drive
- Very accessible from north and south directions
- Median cut and turn lane going south
- High Visibility
- Excellent traffic count
- New well and septic system
- New electric meter
- Current tenant on month-to-month lease
- Buy one of the pre-fab buildings for sale already there and you have an instant sales office or shop
- Ideal for any business that may benefit from highway exposure along this growing corridor between Tallulah Falls and Clayton

This is an online auction; final price will be determined at the end of the auction. Please review our terms & conditions for information on the 10% Buyer's Premium, Extended Bidding, and more details.

Interested in bidding? Press the blue 'Login' button above to begin by creating a new account or signing in to an existing one.

Have an agent? Once a bidder account has been created, agents may fill out and submit a Broker Registration Form located in the downloads section of this page. This will connect agents & bidders in our system.

Want to take a look? To schedule a tour of this property please see the agent details above.

Is this cash only? Bidders may do cash or use a lender. In the documents & downloads section you can see the Closing Fee Sheets for an estimate. Please review our Terms & Conditions for details on Deposits, Closing, and more important details.

How long is closing? We do a 30 day closing period once the sales contract has been signed. For full details on the closing process please review our Terms & Conditions in the documents & downloads section.

Questions? Contact us today! We are happy to assist you with any questions you may have.

Call us at [800-742-9165](tel:800-742-9165) or send us a message at info@7Hauctions.com

For additional details about this property, visit 7hauctions.com or contact us at 800.742.9165



