

Sale Name: Office Building on 1.04 acre Corner Lot Canton, Cherokee Co, GA Auction
LOT 1 - Office Building on 1.04 acre Corner Lot



Description

Office Building on 1.04 acre Corner Lot Canton, Cherokee Co, GA Auction
Wednesday, October 19, 2022 at 2:30 pm — 1480 Hickory Rd, Canton, GA
Canton, Cherokee County, GA
6000+/- sq ft Building – Offices – Covered Pool
Property located at 1480 Hickory Rd, Canton, GA

1480 Hickory Rd:

- Ideal for investment property or move-in-ready business space
- Terrace level boasts 5+ rooms and 2.5 baths along with Full kitchen, Laundry room, and Porch
- Basement is currently set up as a recording studio along with a Cinema area
- Prime 1.04 acre corner lot with ample parking space and high visibility
- The property is presently zoned NOC (Neighborhood Office Commercial)
- Located just over 1 mile from the Holly Springs Town Center that is currently being developed
- Covered 16' x 32' Heated Saltwater Pool

SALE MANAGER: Chase Tolbert – ctolbert@dempseyauction.com

OPEN HOUSE: Dempsey Representatives will be on-site Tuesday, October 18th, 1:00-4:00 PM. Dempsey Representatives are always available for private showings, please contact our office.

TERMS AND CONDITIONS: *Real Estate:* 10% Buyer's Premium. 20% down on sale day, balance due at closing. All sales to close 30 days from sale date.

SALE SITE: The property will be SOLD on site @ 1480 Hickory Rd, Canton, GA, under the Dempsey Tent.

ONLINE BIDDING: Online Participation/Bidding is available now for Real Estate through our Online MarkNet Platform.

CO-BROKERAGE: BROKER PARTICIPATION: Dempsey Auction Co will pay any licensed Broker/Agent a referral commission for any registered client who successfully closes on the property. CONTACT OUR OFFICE FOR PRECISE DETAILS.

For plats, brochures, inventory catalogs, or further sales information on this auction, call us by name at 800.DEMPSEY (800.336.7739).

Quantity: 1



<https://bids.dempseyauction.com/>