

Sale Name: Commercial, Residential, Undeveloped Lots, and More! Fall Multi-parcel Auction

LOT 202 - 0.5± acre Commercial Lot located at 2101 JL Todd Dr in Riverside Professional Park (J13X 001D)



Description

ROME, FLOYD COUNTY, GA

Pad Ready Building Lot in Riverside Professional Park

Property located at 2101 JL Todd Dr (J13X 001D)

[\[Click Here for Property Specific Terms and Conditions\]](#)

ALL PROPERTY to be SOLD from the EXCHANGE at DEMPSEY AUCTION COMPANY,
232 GLENN MILNER BLVD, ROME, GA

|

Premier Commercial Building Lot in Riverside Professional Park, Rome, GA

Discover the final opportunity to establish your business in one of Rome's most esteemed professional environments with this pad-ready ½ acre building lot located at 2101 JL Todd Dr, Riverside Professional Park, Floyd County, GA.

Lot Features:

- **Pad-Ready:** The lot is prepped and ready for construction.
- **Zoning:** Zoned OI (Office & Institution), perfect for a range of professional services such as medical, legal, or financial offices.
- **Utilities:** Equipped with all necessary utilities ensuring a seamless setup for your business operations.

- **Parking and Access:** Includes lighted and paved parking, enhancing convenience and safety for both clients and employees.
- **High Visibility Location:** Situated with frontage on JL Todd Dr and excellent visibility from Veterans Memorial Hwy, providing optimal exposure to passing traffic.
- **Selling in 1 tract**

This site represents the last chance to buy into Riverside Professional Park, a highly-regarded professional hub known for its strategic location and community of thriving businesses. The park is ideally situated, offering easy access to major transportation routes and just minutes away from downtown Rome, hospitals, and other significant business centers.

Whether you are looking to expand, relocate, or launch a new business, this lot provides the perfect foundation in a location known for its professional atmosphere and accessibility. Don't miss out on this rare opportunity to invest in a prime piece of real estate where your business can thrive.

[Referral Form](#) [Surveys / Maps](#)

PROJECT MANAGER: Lou Dempsey – 770.546.2800 – ldempsey@dempseyauction.com

OPEN HOUSE: The property is open for Inspection.

BIDDING: The auction will be Simulcast with the opportunity to participate Live, in person, or online, whichever is most convenient.

SALE SITE: Property to be SOLD at The Exchange at 232 located at 232 Glenn Milner Blvd, Rome, GA 30161.

TERMS AND CONDITIONS: Real Estate: 10% Buyer's Premium. 10% Down on Sale Day with the Balance Due on or Before 30 Days from Sale Day, contact our office for details!

CLOSING: The Closing will be handled Mr. Scott Smith with McRae Smith Peek Law Firm – 706.291.6223. Closing to be on or before 30 days from Sale Date.

Co-BROKERAGE: This auction is being held in conjunction with Garden Lakes Realty and Mark Brewster – 706.346.7553.

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, or further sales information on this auction, contact US BY NAME at 800.DEMPSEY (336.7739).

Quantity: 1



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