

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

**LOT 203 - 1± acre Lot and Shell Building located on Cedartown Hwy (Hwy 411) (I16Y 005) ABSOLUTE**



### Description

**Property to be Conveyed by Quit Claim Deed only.**

**ABSOLUTE AUCTION**  
PROPERTY of FLOYD COUNTY  
ROME, FLOYD COUNTY, GA

1± acre Lot and Building located on Cedartown Hwy (Hwy 411 S)

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

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

**1± acre Lot and Shell Building located on Cedartown Hwy (Hwy 411) (I16Y 005):**

Explore this exceptional opportunity to own a 1± acre lot complete with a shell building, strategically positioned on Cedartown Hwy (Hwy 411 S) in Rome, Floyd County, GA. This property presents a versatile foundation for a range of industrial and commercial applications, benefiting from extensive frontage and superb visibility along one of the area's major thoroughfares.

### Property Features:

- **Lot Size:** Approximately 1 acre, providing ample space for operations, parking, and potential expansion.
- **Building:** Includes a shell building that offers a flexible canvas for customization according to specific business needs.
- **Zoning:** Zoned LI (Light Industrial), which accommodates a variety of uses including manufacturing, warehousing, distribution, and other industrial applications.

- **Accessibility:** Excellent access from Cedartown Hwy (Hwy 411 S), ensuring easy entry and exit for shipping, logistics, and daily operations.
- **Visibility:** The property boasts significant road frontage, making it highly visible to passing traffic—ideal for businesses requiring customer access or simply looking to increase their brand exposure.
- Selling in 1 Tract

This property is ideal for investors or companies looking for a well-located industrial site ready for immediate development and use. The existing structure can be tailored to meet specific operational requirements, while the zoning and lot size offer considerable flexibility in usage.

Whether you are planning to establish a new facility, relocate an existing operation, or invest in a property with strong growth potential, this lot and building on Cedartown Hwy represent a prime opportunity in Rome's industrial sector.

Seize the advantage of this well-placed, highly adaptable property and place your business in the path of Floyd County's economic growth. Contact us today to discover how this industrial site can serve as the key to your business's expansion and success.

This PROPERTY SELLS at ABSOLUTE AUCTION, REGARDLESS of PRICE

[Referral Form](#)

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**PROJECT MANAGER:** Lou Dempsey – 770.546.2800 – [ldempsey@dempseyauction.com](mailto:ldempsey@dempseyauction.com)

**OPEN HOUSE:** The property is open for inspection.

**BIDDING:** The auction will be conducted as a simulcast, offering the flexibility to participate either live in person or online, based on your convenience.

**SALE SITE:** Property to be SOLD at The Exchange at 232 located at 232 Glen 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.

**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/>