

Sale Name: Home, Commercial, Lots and more! Multi-Parcel Auction

LOT 101 - Large Commercial Building located at 691 Cave Spring Rd, Cedartown (024-059-)



Description

CEDARTOWN, POLK COUNTY, GA

Large Commercial/Professional Building on 1.23 Ac Lot

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

Property located at 691 Cave Spring Rd, Cedartown, GA



Nestled in the heart of Cedartown, Georgia, this charming 3998 sq ft building is more than just a property – it's a canvas ready to host your next venture. Formerly a trusted veterinary clinic, this one-story gem beckons with endless possibilities for businesses seeking a prime location and versatile space.

Conveniently located off Business Hwy 27, accessibility is a breeze, ensuring your clientele can reach you effortlessly. Imagine welcoming your guests into a spacious lobby, tastefully designed to make a lasting impression. The ambiance flows seamlessly through four treatment rooms, each equipped to cater to various needs.

For pet-centric businesses or those requiring specialized care, the expansive kennel area offers ample room for furry friends to feel at ease. A dedicated lab ensures precision and efficiency, while an office complete with a full bath and records room provides a private retreat for administrative tasks.

Nature lovers will appreciate the fenced backyard, offering a peaceful retreat or potential expansion area. While situated in flood zone AE, rest assured that the main structure stands elevated, offering security and peace of mind.

Whether you envision a revitalized veterinary practice, a healthcare facility, or a new enterprise altogether, this property invites you to turn dreams into reality. With its strategic location and versatile layout, seize the opportunity to transform this space into the cornerstone of your business success in Cedartown.

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

OPEN HOUSE: Wednesday, February 26th, 1:00-4:00 PM or by Appointment. Please contact our office for your Personal Tour.

SALE SITE: Property to be sold from The Exchange, 232 Glenn Milner Blvd, Rome, GA.

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

TERMS AND CONDITIONS: REAL ESTATE: 10% Buyer's Premium. 10% Down Sale Day with the Balance due on or before 30 Days from Sale Day.

CLOSING: Closing to be handled by Ted Corwin with Brumlow Corwin & Delashmit. ALL SALES TO CLOSE ON OR BEFORE 30 DAYS FROM SALE DATE—NO EXCEPTIONS.

CO-BROKERAGE: Dempsey Auction is proud to be working in conjunction with Mr. Russell Rogers at Toles, Temple & Wright – 706.346.0400 or Rrogers@ttwrome.com

Co-Brokerage 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 Surveys, Brochures, Showing Appointments or Additional Sales Information on this auction, call us by name at 1.800.DEMPSEY (800.336.7739).

Quantity: 1



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