

Sale Name: Downtown Office Building in Cartersville, Bartow County, GA Absolute Auction

LOT 1 - Downtown Office Building located at 114 W Cherokee Ave, Cartersville, GA 30120



Description

ABSOLUTE AUCTION
CARTERSVILLE, BARTOW COUNTY, GA

Property of Bartow County

2-Story, Downtown Office Building
Property located at 114 W Cherokee Ave, Cartersville, GA 30120



A rare opportunity to acquire a professional office building in the heart of downtown Cartersville, directly across from the Bartow County Courthouse. This two-story office property offers generous office space, flexible layout options, and outstanding visibility. The property will be sold at **Absolute Auction—regardless of price—to the highest bidder.**

Property Overview:

- Address: 114 W. Cherokee Ave, Cartersville, GA
- Zoning: Downtown Business District (DBD)
- Utilities: All utilities available
- Parking: Off-street and covered parking available
- Located directly across from the Bartow County Courthouse

Building Features:

- Thirteen (13) large private offices
- Large open work area on the lower level

- Four (4) restrooms
- Kitchen area
- Spacious reception area
- Dedicated mail room
- Ample closet and storage space
- Central heat and air

Location Benefits:

- Prominent downtown location with high foot and vehicle traffic
- Excellent visibility and access
- Walkable to shops, restaurants, and local government offices

Additional Documents:

- [\[Gas Easement\]](#)
- [\[Plat for Gas Easement\]](#)

This is a premier investment opportunity in downtown Cartersville. Whether for professional use, expansion, or long-term investment, this building offers location, layout, and long-term value. **Selling to the highest bidder—don't miss it.**

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

Quantity: 1



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