

Sierras 76 THOMPSON ST

4± ACRES

MURRAY COUNTY, GA

\$675,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

OFFICE (478) 382-2880

THE MURRAY 4

PROPERTY PROFILE

LOCATION:

- 617 3rd Ave
Chatsworth, GA 30705
- Murray County
- 7.7± Miles W of
Ft Mountain State Park
- 13.4± Miles E of Dalton
- 23.3± Miles NE of Calhoun
- 44.6± Miles SE of Chattanooga
- 85± Miles N of Atlanta

COORDINATES:

- 34.75838, -84.77029

PROPERTY USE:

- Commercial
- Investment
- Development

PROPERTY INFORMATION:

- 4± Commercial Acres
- City Sewer
- Office Space
- Pole Barn
- Gravel Lot
- Leveled/Cleared
- Frontage on Two Roads
- 12,000-15,000 Daily Traffic
Count

TAX INFORMATION:

- Parcel 0049B-268
- \$3,916.99



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JUSTIN HASTY, ALC

ASSOCIATE BROKER

C: 706-671-4554

O: 478-382-2880

justin@smalltownproperties.com

P.O. Box 340 - Rocky Face, GA 30740

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE MURRAY 4

INVESTORS! DEVELOPERS! THE MURRAY 4 IS A CLEAN SLATE AND OFFERS ENDLESS OPPORTUNITIES. Situated in between Hwy 411 and S 4th Avenue in Chatsworth, GA, this 4± acre Murray County commercial tract is worth considering. The vacant property is located beside an established hotel and across the street from a gas station. This land makes the perfect setting for a gas station, RV parking rental, hotel, storage buildings, or any other business you have in mind. A small office building, built in 2009, is on site along with a 40 × 288 pole barn. The property is level with gravel footing. City sewer is available along Hwy 411. A recent survey has been conducted, and the corners are marked. According to the DOT, the daily traffic count ranges from 12,000-15,000 on Hwy 411. The property is conveniently located; Dalton and Calhoun are nearby, and Chattanooga is less than 45 miles away.

Contact Justin Hasty today to take advantage of this prime commercial acreage!



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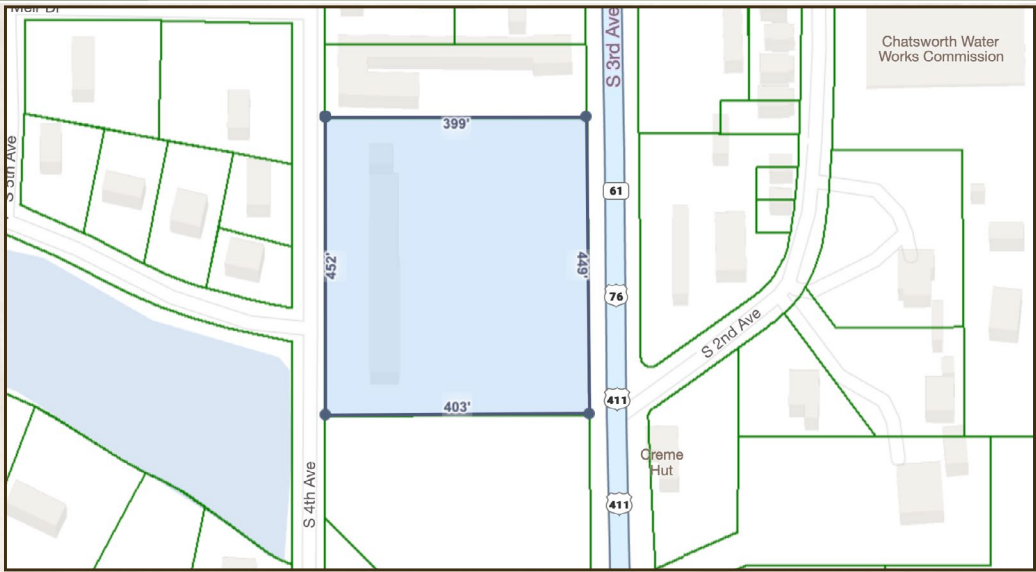
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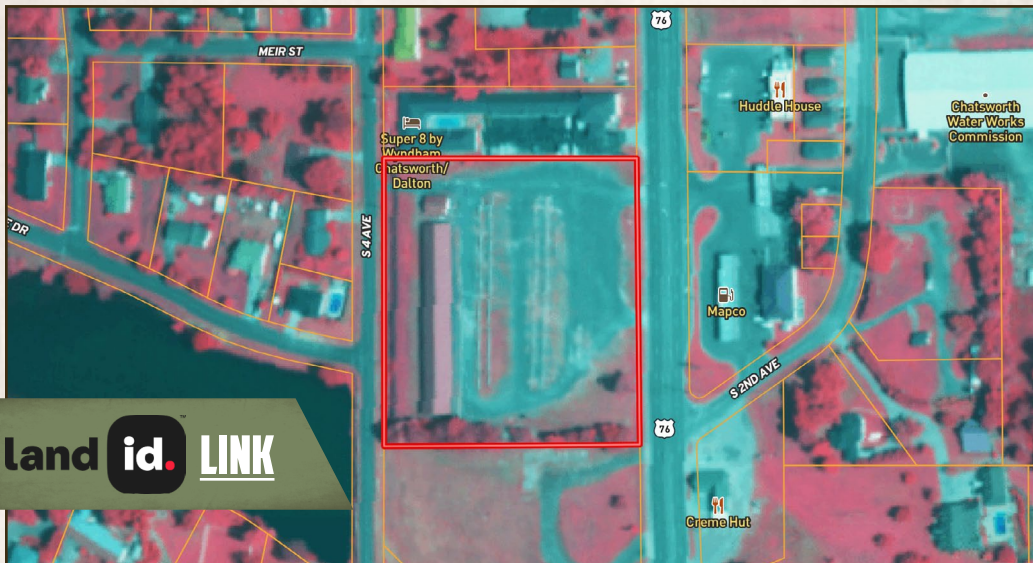
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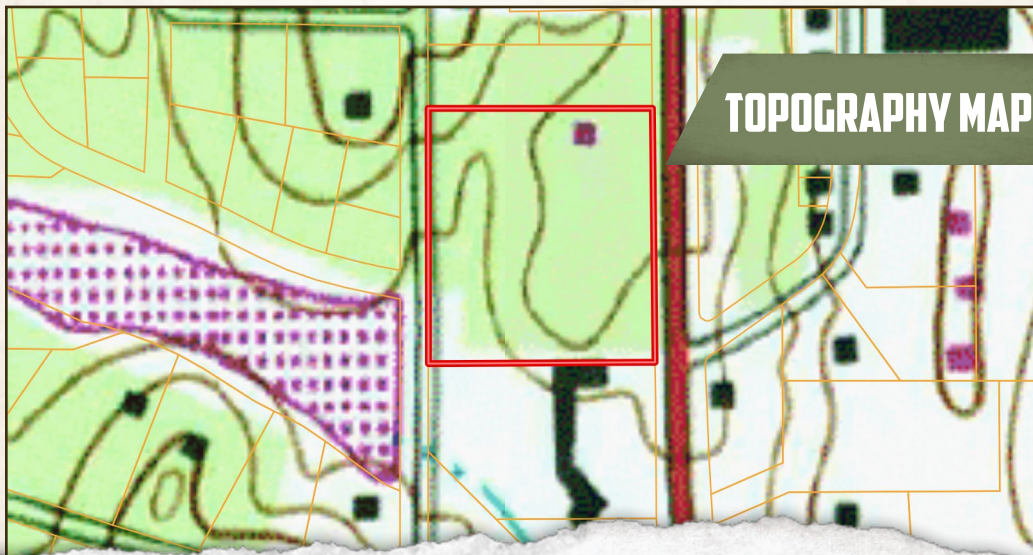
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land id. LINK



TOPOGRAPHY MAP



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Directions From the Murray County Courthouse in Chatsworth, GA:
Travel 0.7 miles south on 3rd Avenue.
The property will be on the right.

LINK TO GOOGLE MAP DIRECTIONS



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