



**\$ 1,200,000**

## **23 SHIELDS RD, MINERAL BLUFF, GA 30559, USA**

<https://mtsunriserealty.com>

Owner Financing offered with 20% Down & Terms being negotiable. High Traffic Count, Thriving Lakewood Highway Location. 2019 Metal Prefab Commercial Building with over 4000 sq ft and poured Vault on 2 Unrestricted Acres. Small Block Storage Building. 3bed/2bath Mobile Home with month to month tenant in place for passive...

23 Shields Rd, Mineral Bluff, GA 30559, USA

- Commercial Sale
- Commercial
- Active
- 4000 sq ft



BASIC FACTS

Property ID: 186904

Date added: 04/19/23

Status: Active

Lot size: 87120 sq ft

Year built: 2019

MLS #: 324040

Type: Commercial Sale

Area: 4000 sq ft

Acres: 2

PROPERTY DETAILS

New Construction: No

Frontage: Road

Levels: One

PROPERTY FEATURES

Electric Available: No

Electric: See Remarks

Cooling: Yes

Cooling: Central Air

Heating: Yes

Heating: Central, Natural Gas, Electric

Fireplace: No

Carport: No

Garage: No

Pool: No

Sewer: Septic Tank

Waterfront: No

Water Source: Public Utilities

Utilities Available: Cable Available, Natural Gas Connected, Phone Connected

LOCATION DETAILS

Street Number: 23

City: Mineral Bluff

County: Fannin

State: GA



**Poscode:** 30559

**County/Parish:** Fannin

