



**\$ 1,097,000**

## **2414 OLD U.S. 76, BLUE RIDGE, GA 30513, USA**

<https://mtsunriserealty.com>

Prime location, established and profitable business, perfect investment opportunity! Don't miss your chance to own a piece of the heart of Blue Ridge. Located on a heavily traveled road from Hwy 515 and Downtown Blue Ridge, this 50+ year family business has no shortage of exposure bringing locals and visitors...

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- Commercial Sale
- Commercial
- Active
- 2040 sq ft



BASIC FACTS

Property ID: 128310

Date added: 09/22/22

Status: Active

Lot size: 17424 sq ft

Year built: 1965

MLS #: 319714

Type: Commercial Sale

Area: 2040 sq ft

Acres: 0.4

PROPERTY DETAILS

New Construction: No

Levels: One

Frontage: Road

PROPERTY FEATURES

Electric Available: No

Cooling: Yes

Heating: Yes

Fireplace: No

Garage: Yes

Sewer: City

Water Source: Public Utilities

Electric: 220 Volts

Cooling: Central Air

Heating: Central

Carport: No

Pool: No

Waterfront: No

Utilities Available: Natural Gas Connected,  
Phone Connected

LOCATION DETAILS

Street Number: 2414

County: Fannin

City: Blue Ridge

State: GA



**Poscode:** 30513

**County/Parish:** Fannin

