

4527 Cumming Hwy \$525,000

Canton, GA 30115

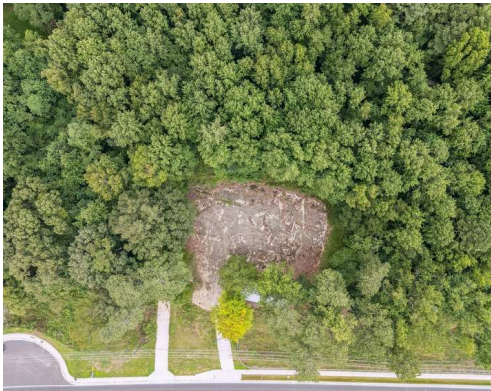
- Prime Hwy 20 Location
- Hwy 20 Overlay District
- 1.6 Acres with Assemblage Opportunity with 3.29 Acres, total of 4.89 Acres.



Dream big on Highway 20: This 1.6-acre Canton parcel presents a fantastic opportunity for commercial development. Currently R80 zoned but strategically located within the Highway 20 Overlay, the potential for commercial success is clear. The Overlay offers flexibility for a range of commercial uses,

including potential for outdoor storage, flex office warehouses, or retail development, subject to setback and screening requirements. Furthermore, the availability of the neighboring 3.29-acre parcel offers the chance to assemble a generous 4.89 acres, significantly enhancing development scope and impact.

Imagine the possibilities for a business to thrive with excellent road frontage, strong traffic counts, and curb appeal. Invest in a location ripe for growth and benefit from Canton's positive market trends and appreciating property values. Don't miss this chance to shape your vision on a prime commercial parcel, with the option for expanded development.



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