

# FOR SALE

**1204 Canton Highway**  
Cumming, Forsyth County,  
Georgia



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**Office/Shop**



**Residence**

- 1.32 +/- Acres
- 4,000 +/- SF Office with Shop w/ (1) 12' wide x 15' tall drive-thru overhead doors & (3) 12' wide x 15' tall overhead doors
- 1,300 +/- SF Residence
- Solid traffic counts (20,797 AADT Estimate-2014)
- Hard Corner Site (~216' of frontage on Canton Highway and ~272' of frontage on Smithdale Road)
- Public utilities (sewer nearby)
- ~3 miles NW of Downtown Cumming

## Potential Commercial!

Redevelop or use as is. Also potential to subdivide the existing residential and office/shop uses. Excellent frontage and exposure to Canton Highway traffic. Site currently zoned R-1.



**(404) 463-1860**