



**Old Drive-In  
Tallapoosa, GA**

**Priced to Sell !**  
**\$444,000** (will divide)



- ▶ 3241 US Hwy 78, Tallapoosa, GA
- ▶ 11.6 total acres with 1,400 ft Hwy frontage
- ▶ Will divide and sell 1.65 acre pin corner at Golf Course Road
- ▶ 2 residential buildings, 1 industrial shop, 1 retail showroom
- ▶ \$145,000 for the pin corner
- ▶ Great visibility
- ▶ Great traffic counts
- ▶ Level, cleared site ready for development
- ▶ May be annexed into City of Tallapoosa for rezoning
- ▶ \$299,000 for remaining 10+ acres



**Marketed Exclusively by:**  
**Mike Patterson, CCIM**

**Office:** (770)241-9070  
**Mobile:** (770)301-1886  
**Fax:** (770)214-1578

**ebroker@msn.com**  
**www.westgeorgiacommercial.com**