

LOCAL BLAIRSVILLE, GA BUSINESS AND REAL ESTATE FOR SALE

**SUNDANCE GALLERY LLC (an existing S Corporation)
4397 TOWN CREEK SCHOOL RD
BLAIRSVILLE, GA 30512**

WE'RE RETIRING SOON!!

Turnkey Retail/Gallery-style/Gift Store business (LLC, already organized as an S Corporation in State of GA). Situated on 0.30 acre of commercial land, at the southern end of Blairsville, on Town Creek School Rd, across from Alexander's Store, and located in the gorgeous Track Rock/Choestoe area. Also, close to Track Rock Campground & Stables, Jim's Smokin' Que, Paradise Hills Winery Resort & Spa, Pappy's Market Place, and many areas of local natural beauty like Vogel State Park, Helton Creek Falls, Brasstown Bald, several hiking trails and more.

Price includes: 0.30 acre real estate with 2 buildings, inventory, signage, name recognition, already a registered LLC (S Corp) with the State of Georgia, active social media sites, website, displays, shelving, office equipment & furniture, and other business personal property assets.

TOTAL ASKING PRICE: \$249,900, BUT closing must take place after the end of this calendar year (AFTER 12/31/2024). Buyer will also pay loan closing costs, and we can recommend excellent loan closing attorneys if needed.

Please feel free to look up the Business website: sundancegallerygifts.com; and social media pages: Facebook.com/sundancegallerygifts and Instagram.com/sundancegallerygifts, to get a better feel for what the business is all about and the appearance of the property and real estate. There are numerous photos of the business, inside and out, in the photo section of our Facebook Page. Also, check the reviews on Trip Advisor, Facebook and Google.

If buyer is interested in purchasing ONLY the real estate with two empty buildings, we are asking \$225,000.

For an initial informational packet on the business and property, please send email request to: sundancegallerygifts@yahoo.com.

Serious inquiries ONLY!

Additional information to consider for potential purchase offers for Sundance Gallery LLC business and real estate with two buildings:

Main building built in 2000:

- Underground artesian well water.
- Septic system.
- BRMEMC fiber optic internet and phone, electric and security light
- Alarm system.
- 960 heated square footage (30' x 32').
- Additional 240 square foot covered front porch (8' x 30').
- Small bathroom (9' x 10'), with toilet, sink and shelving also doubles as extra stock room area.
- In 2007, new back-office addition with cabinetry, counters, desk, storage and shelves including more stock room area.
- Outdoor frost proof water spigot, in back of building.
- Two outdoor electrical outlets on both sides of building.
- In 2007 new wood interior flooring.
- In October 2007, new metal roof on main building and porch.
- In 2007 new/additional electrical wiring, and electrical panel installed.
- In 2007 new raw edge wood shelving/displays.
- In 2014 added gutters to back of main building.
- In 2015 ground vapor barrier added in crawl space.
- In 2015 started termite protection plan and insurance (transferable)
- In 2019 new metal ductwork installed in crawl space, replacing/repairing the soft ductwork.
- In 2020 new energy efficient HVAC system installed.
- In 2021 porch decking was replaced/repared with new pressure treated wood decking.
- In 2022 porch railings and stairs were replaced/repared with new pressure treated wood.
- In 2023, new electrical box at well pump, new water tank, new water carbon filtration installed, new toilet, sink, bathroom fixtures, etc
- In 2023 outdoor Barn Quilt board art was added to exterior walls.
- In 2024 skirting around base of main building was replaced/repared with new concrete hardy board, new circulation vents, and access doors were added as well. Also new siding and trim was repaired/replaced where needed.
- In 2024 fresh paint on exterior walls and railings with excellent quality exterior stain and paint.
- In 2024 fresh #57 gravel spread over entire parking lot and along sides of building.
- Abundant landscaping, plants, gardens, trees, etc were added over the years, creating a beautiful storefront year-round.

Second building on property:

- 10' x10' mini "studio" with additional 5' x 10' covered porch.
- Interior upper loft with window.
- Has ceiling fan and light fixture, and electrical outlets in walls.
- Has a separate electrical panel and wiring that can be plugged directly into the main building, or a separate electrical pole can be installed by new owner if desired.
- Has two windows on each side for natural light.
- Has both a secure door with windows and decorative screen door on the front of the building.

Business:

- Sundance Gallery LLC is registered in the State of Georgia as an LLC, S Corporation, established in 2007.
- Includes inventory, displays, shelves, office equipment, supplies, furniture and fixtures, as well as breakroom appliances and all supplies.
- Includes relationships with business vendors, artists and other contacts.
- Includes business name recognition and all signage both onsite and offsite.
- Includes ownership of social media accounts and website.

Other:

- Copy of map/plat of real estate/property available at any time upon email request.
- Before any information about sales history, profit margins, other financial documents, artists, vendors, or contacts is disclosed, a Non-Disclosure Agreement must be signed and notarized. The purpose of a non-disclosure agreement is twofold: confidentiality and protection. Information protected by a confidentiality agreement can include everything from product specs to client/vendor/artist rosters and contacts. Business models and other confidential information can all be covered by an NDA.
- Only serious offers will be considered and must also come with a letter from the bank confirming funds availability or loan approval
- Serious offers require willingness to a signed contract with an earnest money deposit to be held in escrow until time of closing. The earnest money deposit would be nonrefundable, if failure to close is due to potential buyers' last minute decision to not honor their contract. However, a 2 week period of time will be given after signing the sales contract for potential buyers to do their due diligence that the property is as stated by the seller. During this 2 week period, buyer can hire an inspection or have an appraisal done at their own expense, and if not as stated by the seller, then the buyer may cancel the sales contract without forfeiting the earnest money deposit.