

# *For Sale*

*Income Producing Business & Home/Acreage*

17.34 Acres

Gabby's Cabins

3083 Helen Highway  
Cleveland, GA 30528



**KW Commercial Peachtree Road**  
804 Town Boulevard ■ Suite A2040 ■ Atlanta, GA 30319  
Tel: (404) 419-3500 ■ Fax: 770.448.6339

**Pete Galbiati**

404.374.6499

[pgalbiati@atlantalandgroup.com](mailto:pgalbiati@atlantalandgroup.com)

Each KW Commercial office is independently owned and operated. Information believed accurate, but not warranted. Offer subject to errors, omissions and withdrawals. Equal housing opportunity.

# Property Description

Property Size: +/- 17.34 acres, 900+ feet of frontage on Helen Highway/State Route 75

Location: 3083 Helen Highway, Cleveland, GA 30528

Improvements: 5 BR 4.5 Bath modern single family residence  
11 rental cabins  
Check-In office  
Laundry  
Maintenance/Workshop Building  
Recreation/Playground Structures  
Gold Panning facility

Utilities: County water system

Acquisition Cost: \$1,350,000

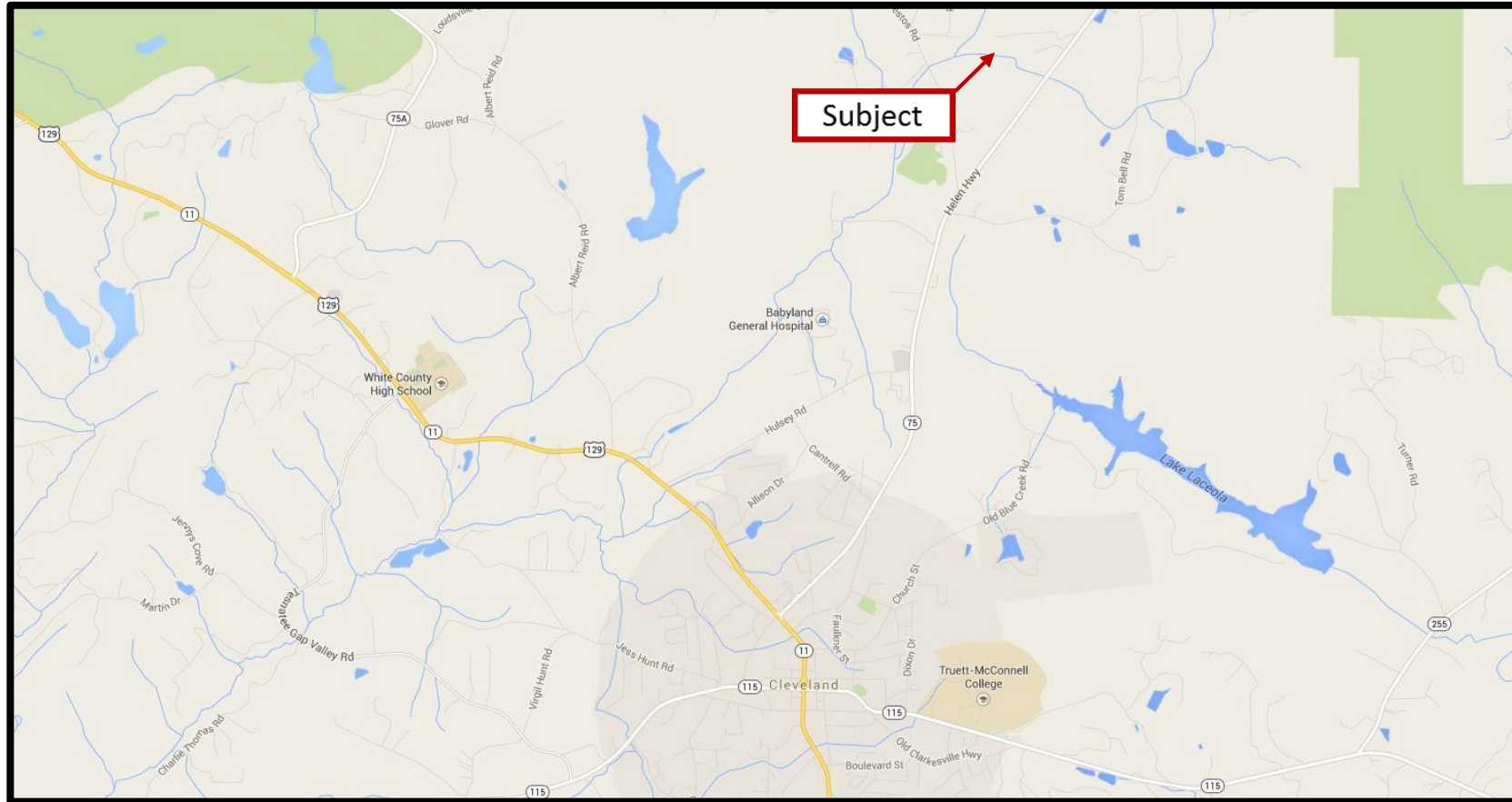


KW Commercial Peachtree Road  
804 Town Boulevard ■ Suite A2040 ■ Atlanta, GA 30319  
Tel: (404) 419-3500 ■ Fax: 770.448.6339

*Each KW Commercial office is independently owned and operated. Information believed accurate, but not warranted. Offer subject to errors, emissions and withdrawals. Equal housing opportunity.*

**Pete Galbiati**  
404.374.6499  
pgalbiati@atlantalandgroup.com

# Location Map

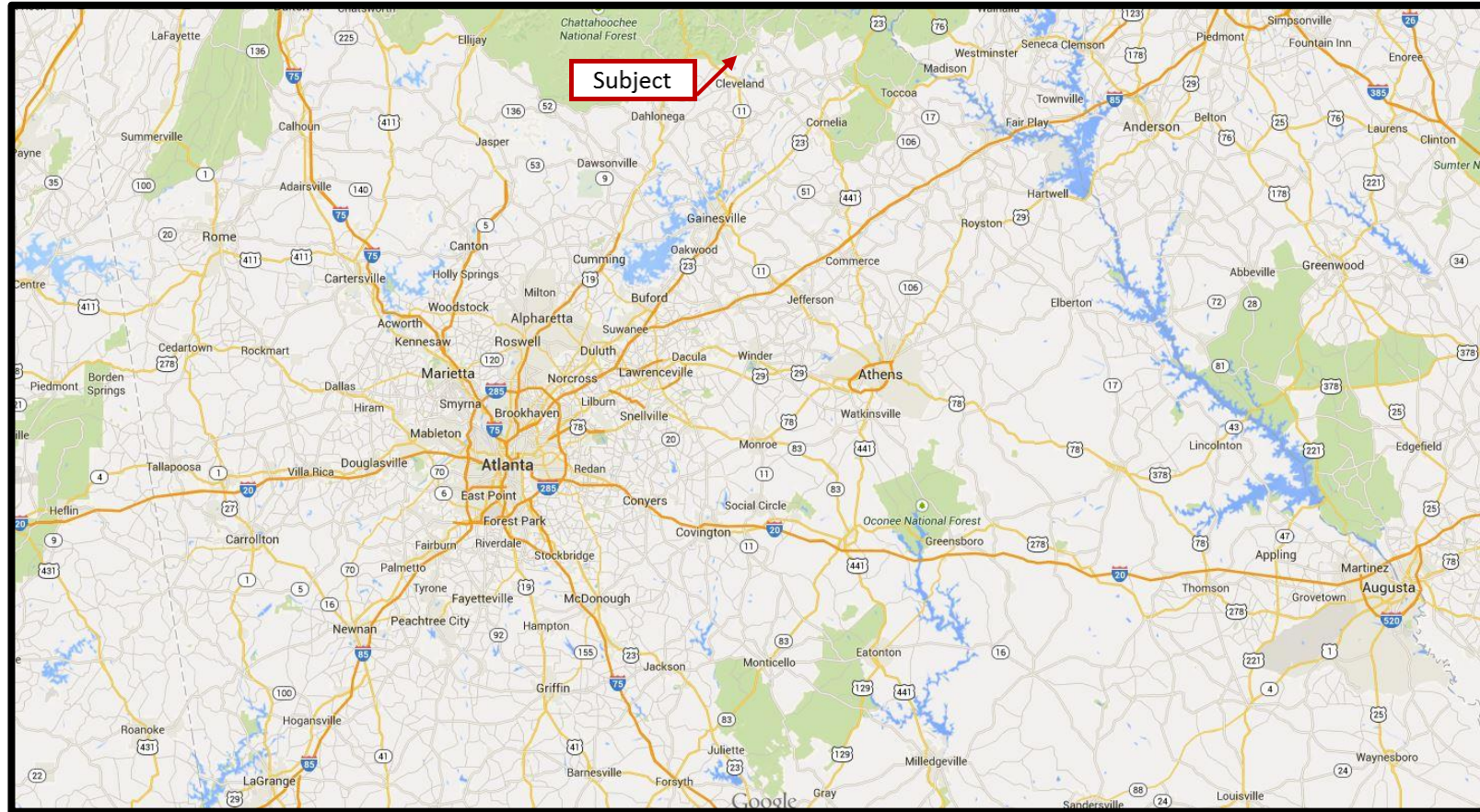


**KW Commercial Peachtree Road**  
804 Town Boulevard ■ Suite A2040 ■ Atlanta, GA 30319  
Tel: (404) 419-3500 ■ Fax: 770.448.6339

*Each KW Commercial office is independently owned and operated. Information believed accurate, but not warranted. Offer subject to errors, emissions and withdrawals. Equal housing opportunity.*

**Pete Galbiati**  
404.374.6499  
[pgalbiati@atlantalandgroup.com](mailto:pgalbiati@atlantalandgroup.com)

# Macro Location Map



**KW Commercial Peachtree Road**  
804 Town Boulevard ■ Suite A2040 ■ Atlanta, GA 30319  
Tel: (404) 419-3500 ■ Fax: 770.448.6339

*Each KW Commercial office is independently owned and operated. Information believed accurate, but not warranted. Offer subject to errors, emissions and withdrawals. Equal housing opportunity.*

[www.kwcommercial.com](http://www.kwcommercial.com)

**Pete Galbiati**  
404.374.6499  
[pgalbiati@atlantalandgroup.com](mailto:pgalbiati@atlantalandgroup.com)

[www.atlantalandgroup.com](http://www.atlantalandgroup.com)

# Aerial Photograph



**KW Commercial Peachtree Road**  
804 Town Boulevard ■ Suite A2040 ■ Atlanta, GA 30319  
Tel: (404) 419-3500 ■ Fax: 770.448.6339

*Each KW Commercial office is independently owned and operated. Information believed accurate, but not warranted. Offer subject to errors, emissions and withdrawals. Equal housing opportunity.*

**Pete Galbiati**  
404.374.6499  
pgalbiati@atlantalandgroup.com

# Summary

Gabby's Cabins is a hospitality property located at the gateway to the Appalachian Mountains in North Georgia. The site is located between Cleveland and Helen, Georgia. The property has been developed and operated as a family business for 20+ years. The owners have built 11 cabins with distinct features and amenities. The family home is also located on the property. The property is bisected by streams and has 2 stocked ponds. The streams provide an additional benefit because gemstones and gold are found in the sediment.

The prominent feature of the area is Mount Yonah. The property has excellent views of the rock face at the top. Mount Yonah is a popular destination in the Chattahoochee National Forest for recreation and mountain climbing. Other popular destinations park destinations are Unicoi State Park, Anna Ruby Falls, Vogel State Park, and the Dahlonega Gold Museum and Historic Square. Helen is a destination popular for its European Alpine Village theme. Helen is a destination for fall color and Oktoberfest as well as summer weekend getaways. The Georgia Wine Highway is a collaboration of Georgia vineyards and growers. Habersham Winery in Helen is on this vineyard trail and Gabby's Cabins is located near 3 of the 9 destinations.

Gabby's Cabins is an opportunity to purchase resort real estate, which is already an existing business with a stable income. The feature of a residence on site makes this property an excellent opportunity for an individual or family looking for a career change or looking to start out in the hospitality industry.

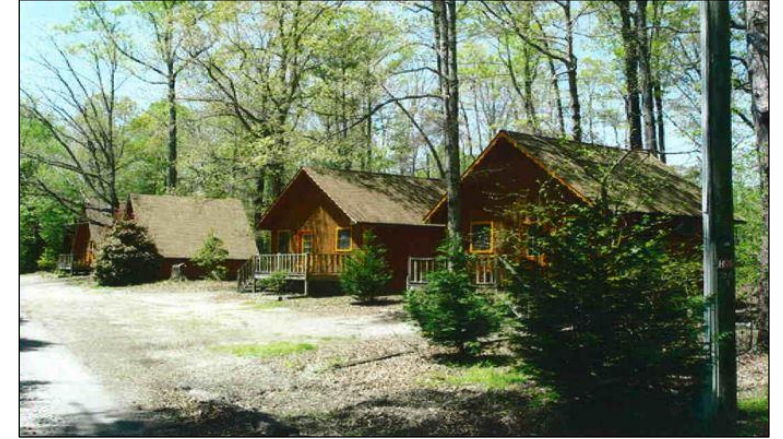


KW Commercial Peachtree Road  
804 Town Boulevard ■ Suite A2040 ■ Atlanta, GA 30319  
Tel: (404) 419-3500 ■ Fax: 770.448.6339

*Each KW Commercial office is independently owned and operated. Information believed accurate, but not warranted. Offer subject to errors, emissions and withdrawals. Equal housing opportunity.*

**Pete Galbiati**  
404.374.6499  
pgalbiati@atlantalandgroup.com

# Photos



**KW Commercial Peachtree Road**  
804 Town Boulevard ■ Suite A2040 ■ Atlanta, GA 30319  
Tel: (404) 419-3500 ■ Fax: 770.448.6339

*Each KW Commercial office is independently owned and operated. Information believed accurate, but not warranted. Offer subject to errors, emissions and withdrawals. Equal housing opportunity.*

**Pete Galbiati**  
404.374.6499  
pgalbiati@atlantalandgroup.com