

5703 US 17 Hwy, Darien, GA 31305

Active/ML#: 1660428

List Price: \$249,900



Property Type:	Commercial	Sub Type:	Commercial Sale
Main Area:	M1: City of Darien	County:	McIntosh
CCR:	No	Subdivision:	No Recorded Subdivision

Prime Commercial Opportunity in Darien – Former Cypress Lounge
Located in the heart of Darien, this 1.59-acre commercially zoned property offers a rare opportunity to own a well-known local landmark formerly known as The Cypress Lounge. This established property has long been a staple in the community and is being offered fully set up as a lounge, with all remaining fixtures and equipment included in the sale. The property features ample parking, excellent visibility, and plenty of space for future expansion, making it ideal for a variety of commercial ventures. In addition to the main commercial structure, the property also includes a separate rental home, providing immediate income potential or on-site living for an owner/operator. With additional acreage that may be subdivided, the possibilities for development are extensive—whether you envision continuing the lounge concept, opening a restaurant or entertainment venue, developing additional commercial space, or exploring mixed-use opportunities. Another major advantage is that the property is not located in a flood zone, meaning no flood insurance is required. Utilities include city water and a septic system, offering reliable infrastructure for a range of uses. Opportunities like this don't come along often in Darien—a recognizable location, flexible commercial zoning, income potential, and room to grow all in one property.



Will Duckworth IV
Office: Duckworth Properties BWK
Phone: 912-217-9076
will@duckworthproperties.com
www.duckworthproperties.com

Office Name: **Duckworth Properties BWK**

Copyright@ Golden Isles MLS. All rights reserved. Information is deemed reliable but not guaranteed.

Information Deemed Reliable But Not Guaranteed