

FOR SALE

A RARE & UNIQUE OWNERSHIP OPPORTUNITY

DOWNTOWN KENNESAW'S CENTRAL BUSINESS DISTRICT

2759 S Main Street & 3032 Cemetery Road
Kennesaw, GA 30144



Offered at \$850,000



Tracey Viars
Managing Broker

678.467.1326

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Viars & Co.

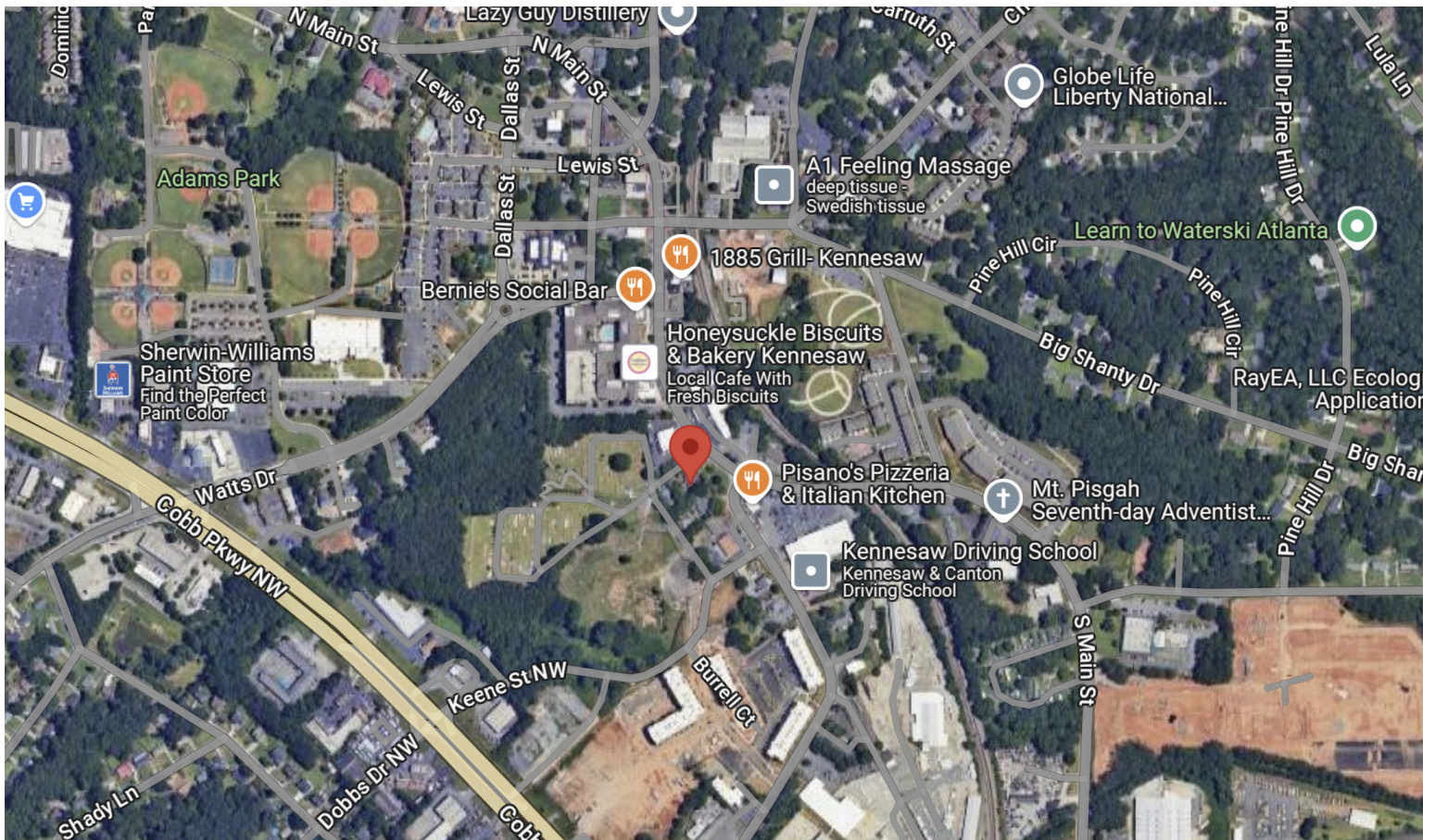
Real Estate Brokers

3070 N Main Street
Kennesaw, GA 30144

Property Highlights

This property offers a unique opportunity for redevelopment/reuse in the fast-growing and walkable Downtown Kennesaw Central Business District

- This is a High Visibility location nestled prominently at the corners of S. Main Street, Summers Street and Cemetery Road in the gateway of future mixed-use development
- Located in the Entertainment Zone and in close proximity to restaurants, breweries and other amenities with easy walkable accessibility for neighboring downtown luxury apartment residents, as well as all
- downtown visitors with lots of free parking nearby
- Flexible Central Business District (CBD) zoning allows for a multitude of uses including office, hospitality, spa, service businesses, live/work/play scenarios or bring your own creative ideas
- The Main house built in 1908 is 1,766 sq ft and the back building is 1,248 sq ft with monthly income from a business tenant
- Highly desirable downtown location close to I-75, Kennesaw State University, Hwy 41 and McCollum Airport



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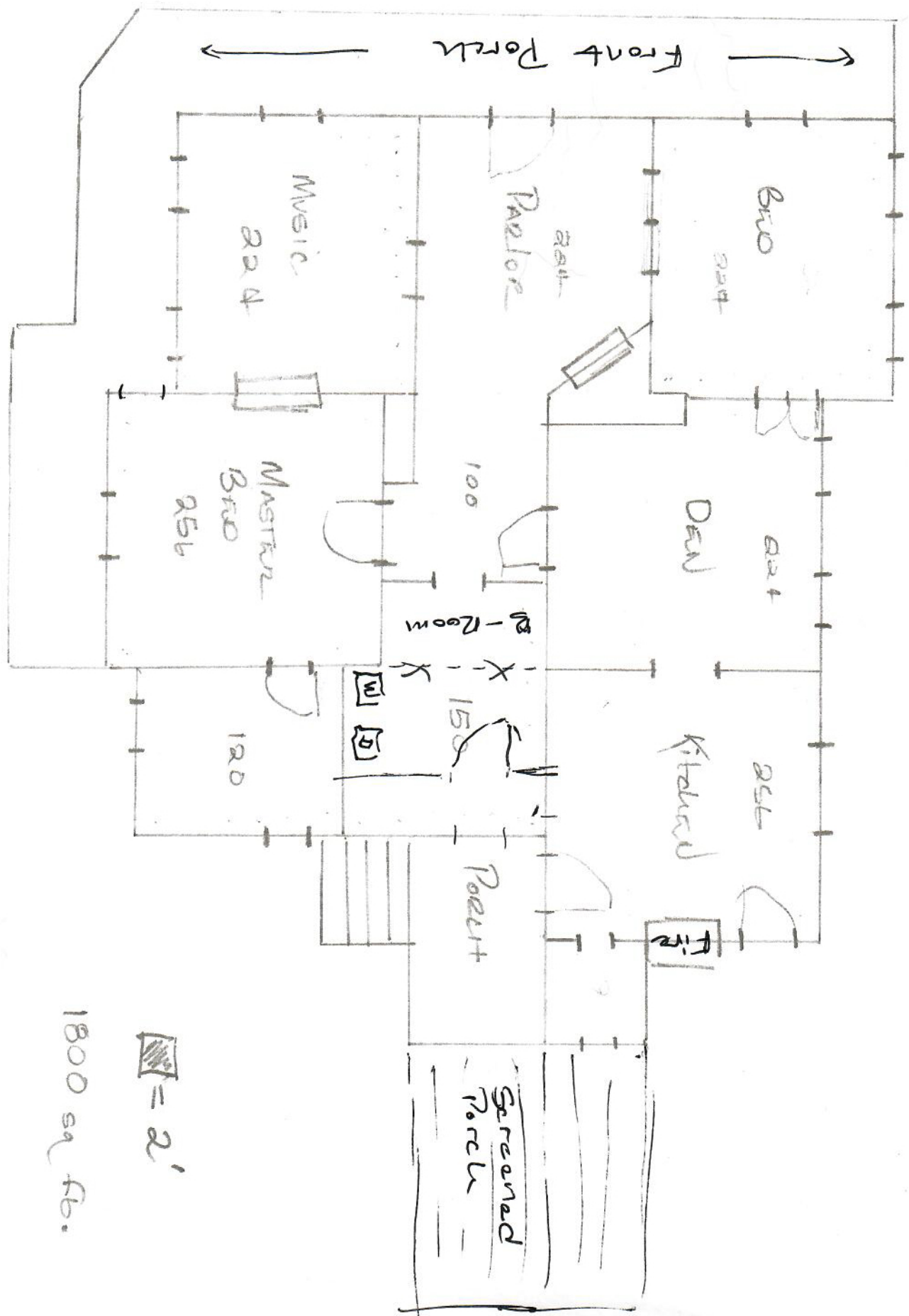


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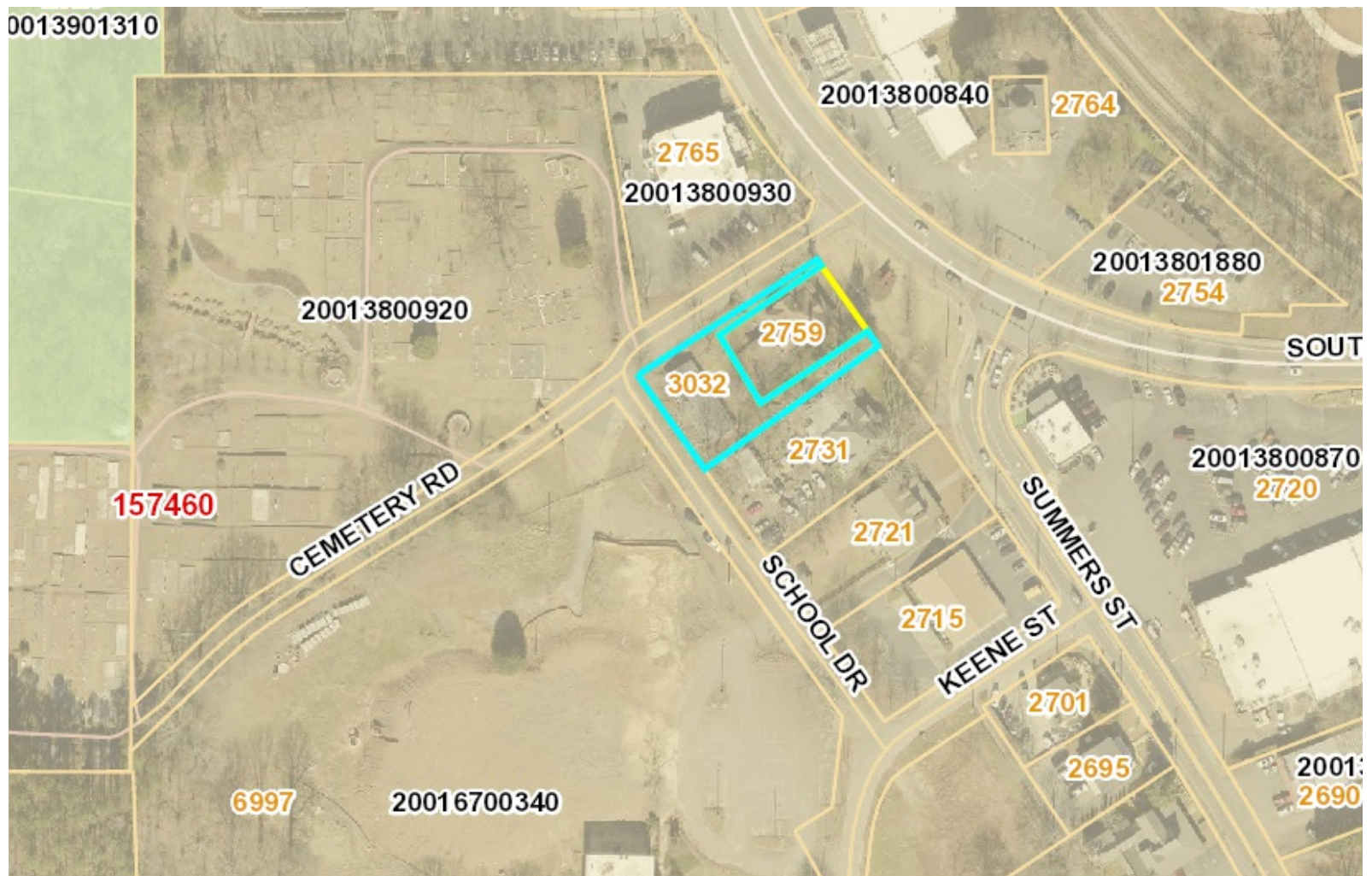
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Main House Floor Plan



1800 sq. ft.



The property consists of the Main House and an income producing building at the back of the property currently used as a commercial kitchen. The property sits at the gateway of future planned mixed-use development

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Main House & Back Building



Main House

**Commercial Tenant in
Back Building**



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