



422 & 436 Roswell Street NE | Marietta, GA 30060

**SALE PRICE: \$2,539,800**

**422 ROSWELL ST: 4,000 SF / 0.291 AC**  
**436 ROSWELL ST: 4,466 SF / 0.613 AC**

**422 Roswell St:** Former Medical Office, Building in Shell Condition, Currently Used as Storage for 436 Roswell St

**436 Roswell St:** Auto-shop, Sprinklered, Full HVAC in Office and Garage Space, Fully Fenced Parking Lot

8,466± Total SF / 0.904± Total AC

Prime Location with High Visibility

Walkable to Marietta Square

Ideal Owner/User Buildings

Zoning: CRC (City of Marietta) Tier A



**LAVISTA  
ASSOCIATES, INC.**

Commercial Real Estate

OVER  
50  
YEARS  
EST. 1972

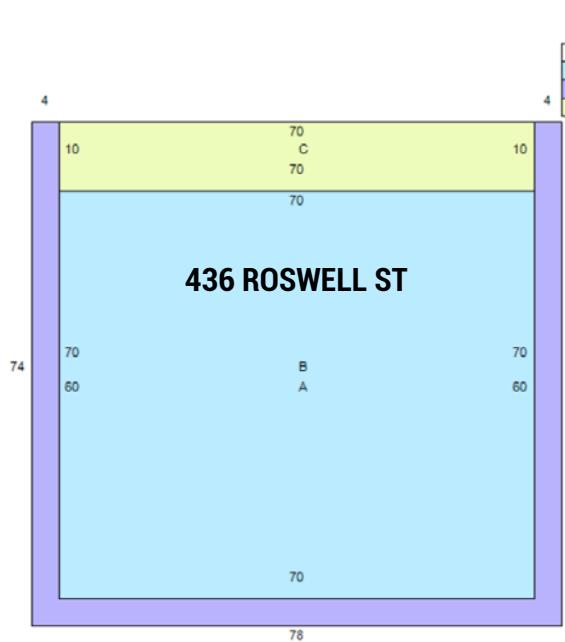
**FOR SALE**



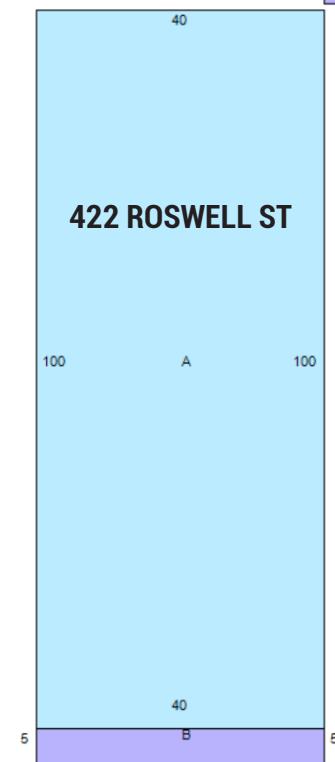
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## FLOOR PLANS

Room Type	Area
A MEDICAL CENTER	4000
B CANOPY ROOF/SLAB	200



Room Type	Area
AUTO SRVC / PARTS	4200
B CANOPY ROOF/SLAB	872
C CANOPY ROOF/SLAB	700



FOR MORE  
INFORMATION  
PLEASE CONTACT

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