

For Sale



Vacant Auto Repair/Body Shop

5304 N Main Street • Acworth, GA 30101



SVN | Second Story is pleased to present 5304 N Main Street, a rare owner-user opportunity featuring a 5,659 SF automotive repair and body shop facility on a 0.51-acre site in Acworth, Georgia. Located one mile north of Historic Downtown Acworth, the property includes shop space, office space, six or more service bays, and an additional covered garage/storage area. Currently vacant, the property provides immediate occupancy potential for an owner-user.

The City of Acworth has verified that the existing automotive repair operation is a legally non-conforming, grandfathered use that may continue provided the use is not abandoned for more than six months. The property is presently zoned R-1 with a Character Overlay District, requiring architectural review for any exterior modifications within the designation.

The site offers convenient access to GA Hwy 92, US Hwy 41/Cobb Pkwy, and I-75, providing connectivity throughout northwest metro Atlanta. Its established in-town location and proximity to Downtown Acworth make it well suited for automotive, specialty service, and contractor-related users seeking a functional facility with existing infrastructure.

**5304 N Main Street
Acworth, GA 30101**

The Offering

Sale Price \$875,000

Property Summary

Market Area	NW Cobb
Description	Auto Repair/Body Shop Facility
Total RBA	±5,659 SF (Includes ±750 SF Office)
Service Bays	6+ with 12'-14' Clear Height
Occupancy	Vacant
Year Built	1935
Land Area	±0.51 AC (2 Parcels)
Parcel IDs	20000600360, 20000600370
Zoning	R-1 with Character Overlay District



Investment Highlights

Owner-User Opportunity

- Vacant ±5,659 SF auto repair/body shop facility

Functional Automotive Facility

- ±4,909 SF shop space
- ±750 SF office
- 6+ service bays with 12'-14' clear heights
- ±288 SF covered garage/storage space

Existing Legal Non-Conforming Use

- City-verified grandfathered automotive repair use may continue provided the use is not abandoned for more than six months

0.51-Acre Site

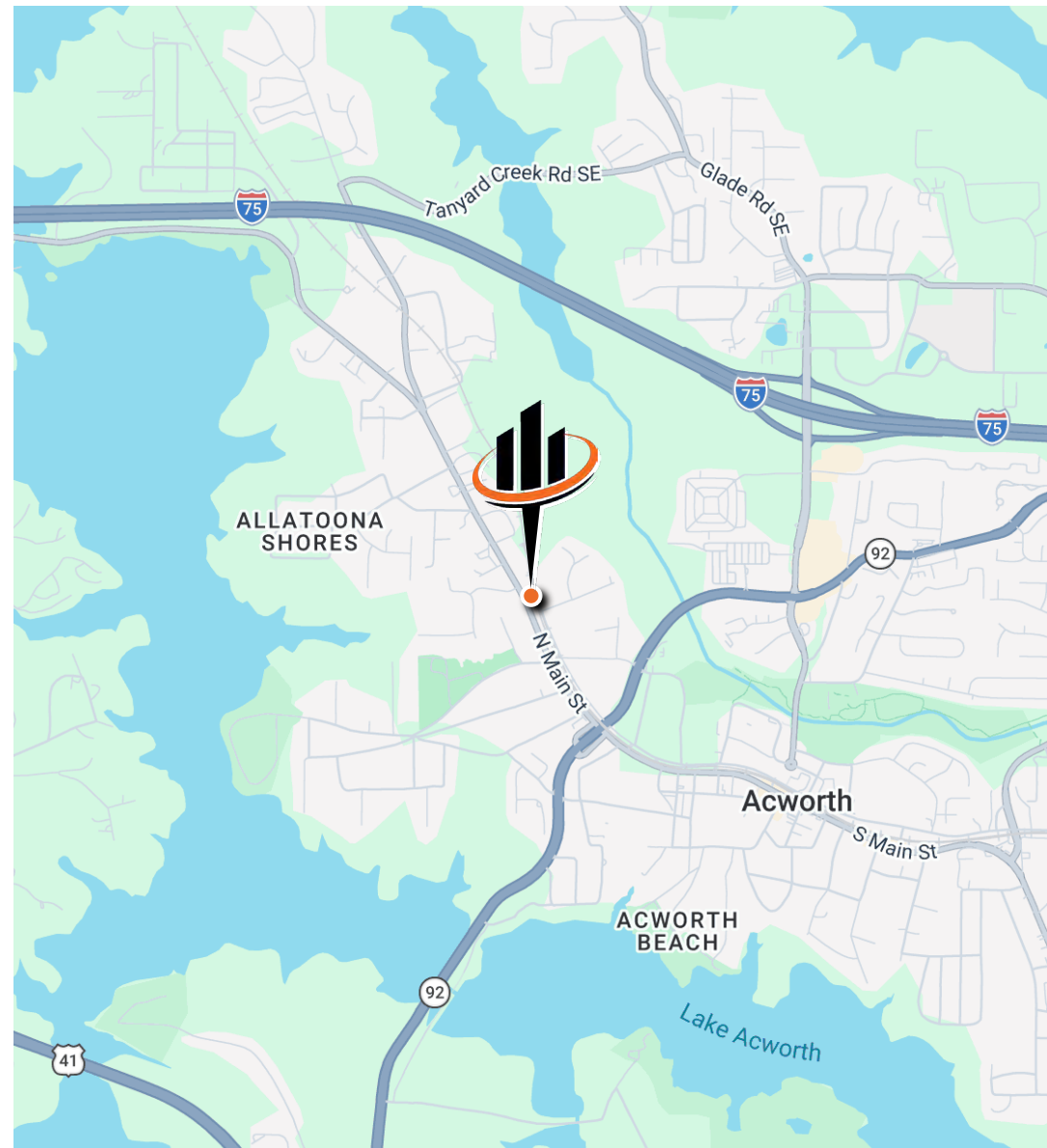
- 2-parcel site with commercial frontage, marked parking, paving, curb cuts, available utilities, and level-to-gently sloping topography

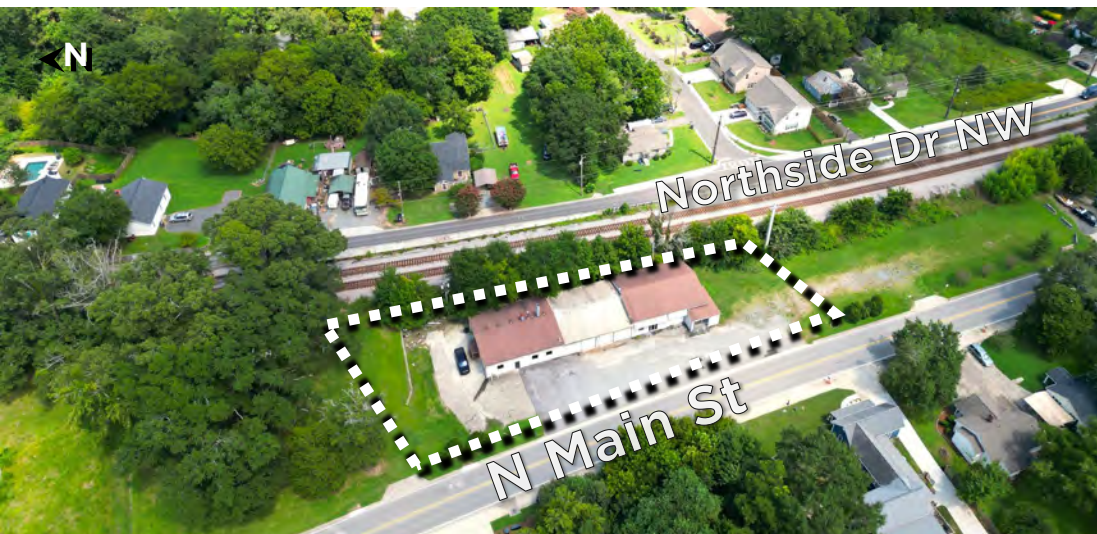
Strategic Acworth Location

- One mile from Historic Downtown Acworth along the established N Main Street corridor

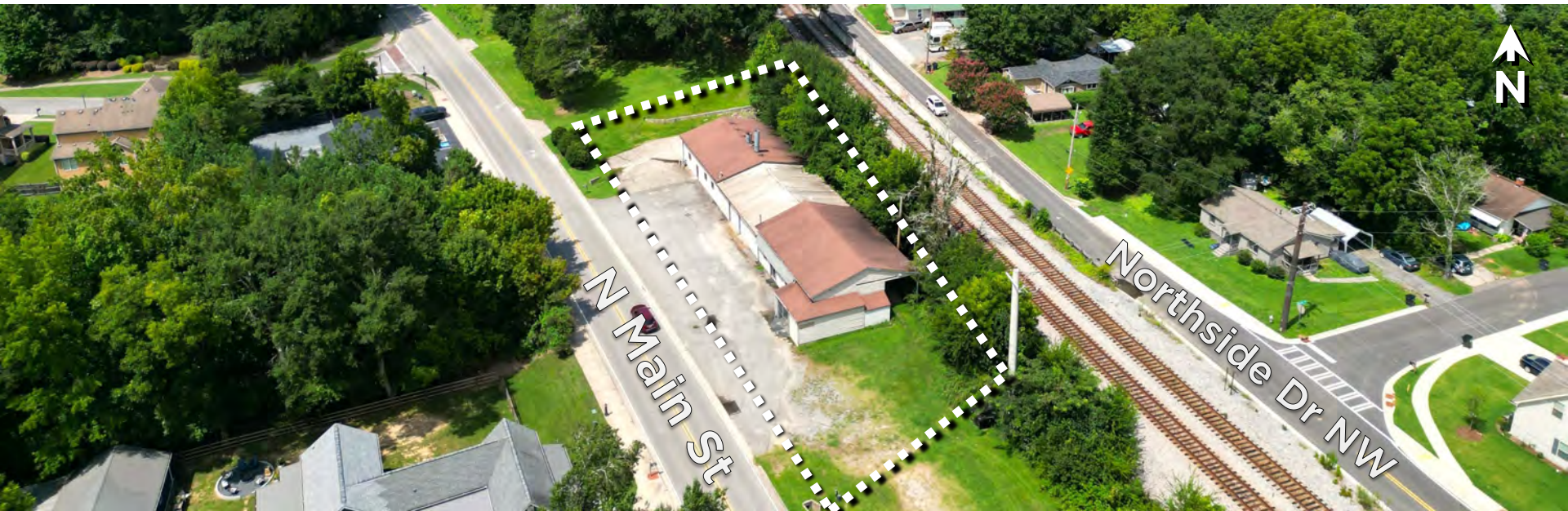
Excellent Regional Access

- Convenient access to GA-92, US-41/Cobb Pkwy, and I-75, connecting the property to Kennesaw, Marietta, Woodstock, Cartersville, and the greater Cobb County market











EXCLUSIVELY LISTED BY:

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.