4,366 SF DENTAL OFFICE BUILDING

2616 George Busbee Parkway, Kennesaw, GA 30144

MOTIVATED SELLER

Reduced to \$2,183,000

- Excellent location between Interstates 75 & 575
- Kennesaw State University, Georgia's 2nd largest university, is located just across the west side of I-75
- Adjacent to retail, restaurants, and Town
 Center Mall



For more info call Larry Singleton 770-924-8421



Location Map

Applewood Westwood Oak Grove Sam's Club 75 (92) Logan Mountain Park Farm-Park (92) ALLATOONA Ashley Forest SHORES Willow Creek WILDWOOD SPRINGS 575 Acworth Trader The Home Depot Noonday Mabry Park 41 ACWORTH ABINGTON BAY Swift Cantrell Park 9 The Home Depot C The Home Depot 6 Kennesaw OAK CREEK State HARRIS WOODS Vandiver ESTATES 575 Westfield ADDISON WHITNEY University Heights Kennesaw Town Center at Cobb Windrush Shiloh West 2616 BUSBEE PARKWAY Sandy Plains (41) Publix Super Market at THE HUNT CLUB TOWN CENTER Sandy Plains Exchange SHILOH VALLEY BLAKEFORD 575 East Cobb Park WESTOAK THE SUMMIT Wellstar Kennestone East Cobb Hospital 75 (120) ASHEBROOK ickory 🕈 (41) (120A) Six Flags White Water West Hampton (120) Marietta The Home Depot (120) (120) Chattahoochee WHITLOCK Plantation 75 Powers Park Arbor Forest Wynford Chase Fair Oaks Jim R. Miller Chil Park & of A Event Center (41) 285 Nam Dae Mun CUMBERLAND Country Lake Farmers Market 75 ٢ **Cumberland Mall** Smyrna Seven Springs Austell International



Proximity Map

varehouse AMC Barrett Commons 24 2616 George Busbee Pkwy NW Revolving Sushi Face Main Street at Town Ge Town Center Plaza Adventure Air Sports Kennesa piness Hal HW indsat / CopernicusMall Blvd NW Tollroa CITES CHIEFE log a Gaure NN Fabric and Crafts



Cobb County Tax Assessor's Map





Exterior Photos

- ✓ All brick construction
- ✓ Originally built as bank branch 1991
- ✓ Converted to dental office in 2010 & renovated in 2021
- ✓ Roof repaired in 2024
- ✓ 26 surface
 parking spaces

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Mall Road – Northern Elevation



Busbee Pkwy – Eastern Elevation



Rear Elevation





Interior-Reception



Interior - Lab



Interior - Exam



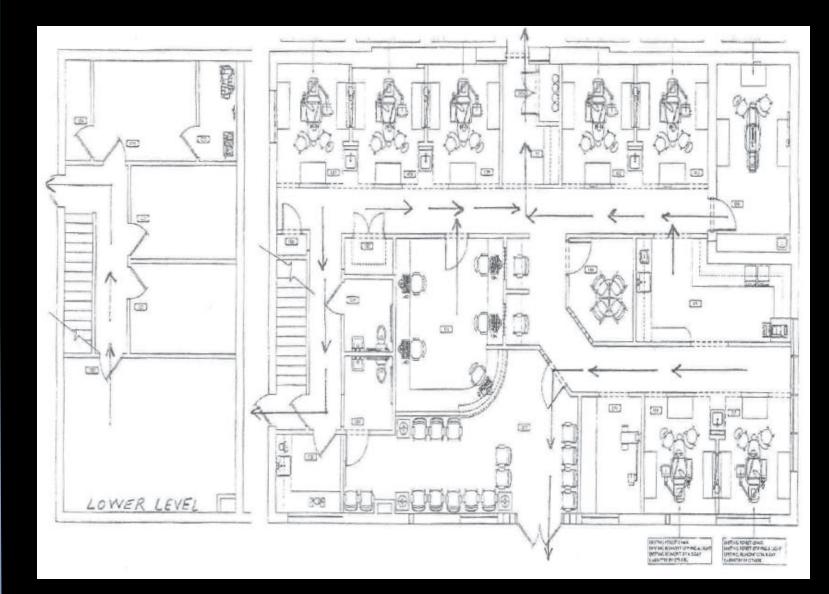


Interior Photos

- ✓ Interior in very good condition
- Move in ready for dental practice
- Easy conversion to general medical offices

Floor Plan

- ✓ 7 exam rooms
- ✓ Large procedure room
- ✓ Large reception area
- Lab, x-ray, consult rooms
- ✓ Private doctor's office
- ✓ Finished lower level with 4rooms





Transaction Advisor



Larry G. Singleton, Jr., CCIM 770-924-8421 Larry@SingletonRealEstate.com SingletonRealEstate.com

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