

FOR SALE

The Whitfield House - A Charming Freestanding Historic Building located in
Kennesaw's Central Business District & Entertainment District

2951 Moon Station Road
Kennesaw, GA 30144



Offered at \$575,000



Tracey Viars
Managing Broker

678.467.1326

Tracey@VCOBrokers.com



Viars & Co.

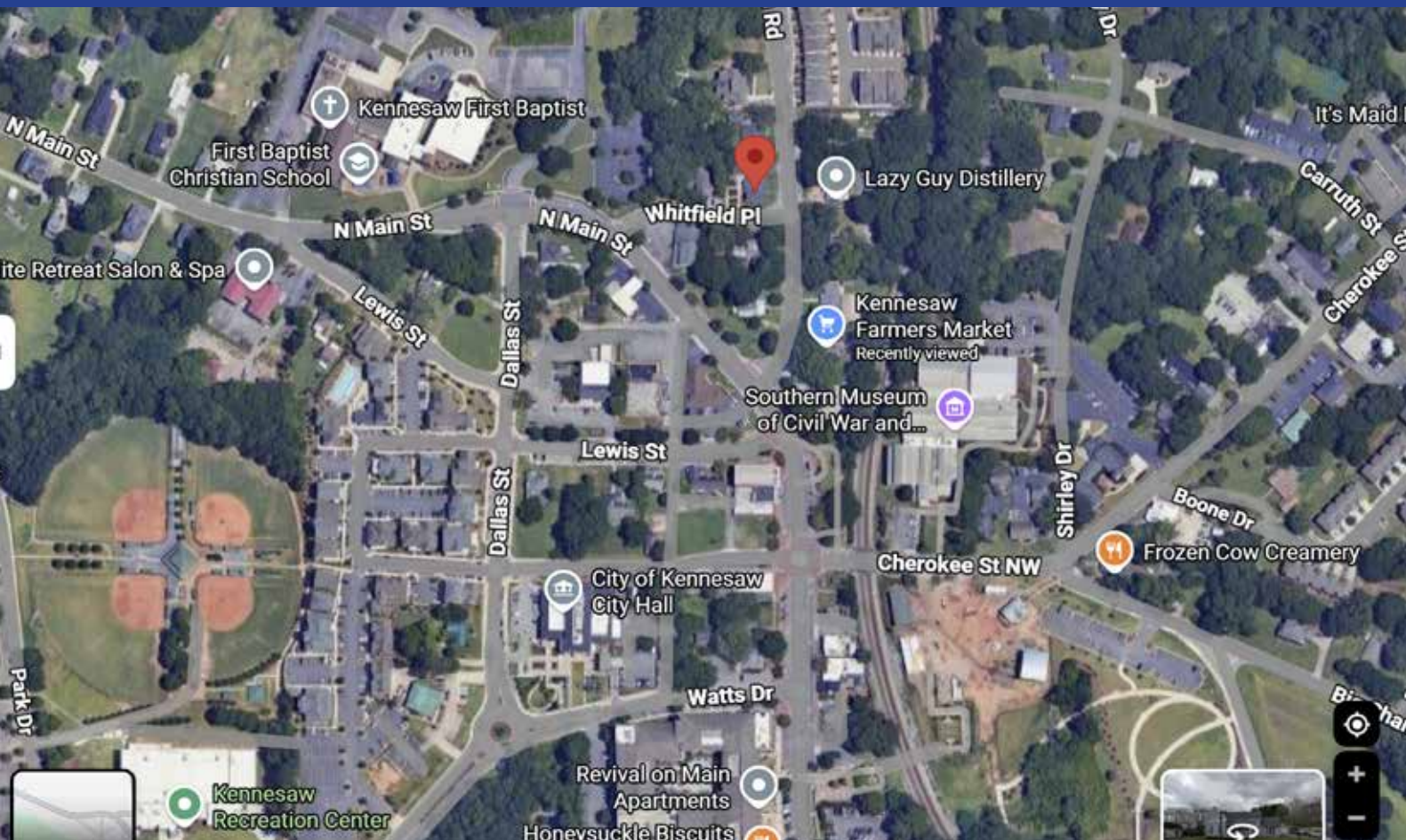
Real Estate Brokers

3070 N Main Street
Kennesaw, GA 30144

Welcome to 2951 Moon Station Road...Your home office away from home!

This absolutely gorgeous historic building has been recently renovated and is located within the Central Business District just steps away from walkable and growing Downtown Kennesaw. Mixing maximum comfort with a homey feel and a location that's sure to bring your business great visibility at this prime corner location, it's perfect for doctors, law practices, service offices such as real estate, mortgage or insurance, therapists, chiropractors, boutique service/sales businesses and more!

Because it enjoys liberal CBD zoning and also sits within the City's Entertainment District, it could also function well as a great space for hospitality or retail. Bring your creativity to this beautiful space! This is indeed a unique and rare opportunity in Kennesaw!



Offered at \$575,000



Tracey Viars
Managing Broker

678.467.1326

Tracey@VCOBrokers.com



3070 N Main Street
Kennesaw, GA 30144

Property Highlights

- **Zoning:** Central Business District (CBD) within the City of Kennesaw as well as being located within the entertainment zone.
- **Uses:** Flexible zoning allows for a multitude of uses including professional, sales, medical, retail, hospitality, showroom & more.
- **Square Footage: 1,767 +/- Total Square Feet** with elegant old world charm including multiple fireplaces, heart of pine floors, lots of natural light, 12 ft ceilings and craftsman level trim with a stunning mahogany embellished ceiling in the large flex space area
- **Spaces:** Features a beautiful Front Porch and Entry, 3 large dedicated Offices, 2 large Conference Rooms or Open Collaborative Flex Spaces, A plumbed Break Area, 1 Restroom (with shower), 325 sq ft freestanding Storage/Garage/Outbuilding and 2 Parking areas - one in the rear and one on the front/side
- **Location:** Located in the heart of Kennesaw and within walking distance to all that Downtown Kennesaw has to offer including the United Bankshares Amphitheater as well as eateries and other services
- **Parking:** Parking is available in the front and rear providing 8-10+ spaces plus there is plentiful free city parking located closeby
- **Renovations:** Property is well-maintained and has been recently renovated with new roof, new paint and refinished floors
- **Nearby Conveniences:** Highly desirable location near I-75, Kennesaw State University, McCollum Airport, and just steps away from Main Street in Downtown Kennesaw
- **Future Plans:** A future city road improvement project has this property poised to be at a major intersection for maximum visibility for your business or service







Offered at \$575,000



Tracey Viars
Managing Broker

678.467.1326

Tracey@VCOBrokers.com



Viars & Co.

Real Estate Brokers

3070 N Main Street
Kennesaw, GA 30144