



497 Kirk Road Marietta, Georgia

LISTED BY **AMY MOLLOHAN & CO. COMMERCIAL**

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REAL ESTATE

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Prime Commercial Real Estate Land Assemblage

.....Opportunity Overview:.....

This unique commercial real estate offering spans over 2.6 acres, consisting of two lots with the potential for an additional assemblage reaching over 5 acres. The primary listing includes a historic building currently utilized as office space and a substantial adjacent vacant lot, providing versatile options for development or light industrial use.

– Additional Assemblage: A neighboring 2.45-acre lot along Kennesaw Mountain Ave completes the assemblage, enhancing the potential for a large-scale project.

Strategic Features:

- Scenic Location: Offers stunning views of Kennesaw Mountain and direct access to walking trails, ideal for enhancing work-life balance.
- Utility and Storage: Includes a double garage and fenced areas for secure storage of vehicles, tools, and equipment.
- Accessibility: Conveniently located right off Kennesaw Avenue, near major highways for easy logistical access and close to local amenities including Kennestone Hospital.
- Industrial Proximity: Adjacent to a heavy industrial area, providing synergistic opportunities for light industrial developments.
- Lot Configuration: All lots are level, simplifying construction and development processes.

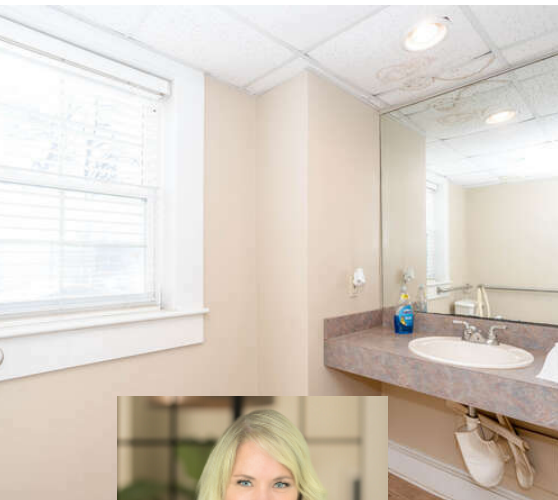
Development Potential:

This land assemblage is primed for a variety of uses, including light manufacturing, distribution centers, or a corporate campus. With flexible zoning, developers can create a custom facility that capitalizes on the assemblage's size and strategic location.

Ideal Investment:

This property is a remarkable opportunity for investors or developers seeking a versatile and sizable plot in a high-demand area. The existing structures offer immediate utility, while the expansive land provides a canvas for substantial commercial or industrial projects.

Whether the goal is to utilize the existing buildings for immediate operational needs or to develop the land for a tailored commercial use, this assemblage presents a strategic investment with significant growth potential in a thriving commercial district.



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