

# FOR SALE

A RARE & UNIQUE OWNERSHIP OPPORTUNITY ON MAIN STREET

## DOWNTOWN KENNESAW'S CENTRAL BUSINESS DISTRICT

2759 S Main Street & 3032 Cemetery Road  
Kennesaw, GA 30144



**Offered at \$500,000**



Tracey Viars  
Managing Broker

**678.467.1326**

[Tracey@VCOBrokers.com](mailto:Tracey@VCOBrokers.com)



**Viars & Co.**

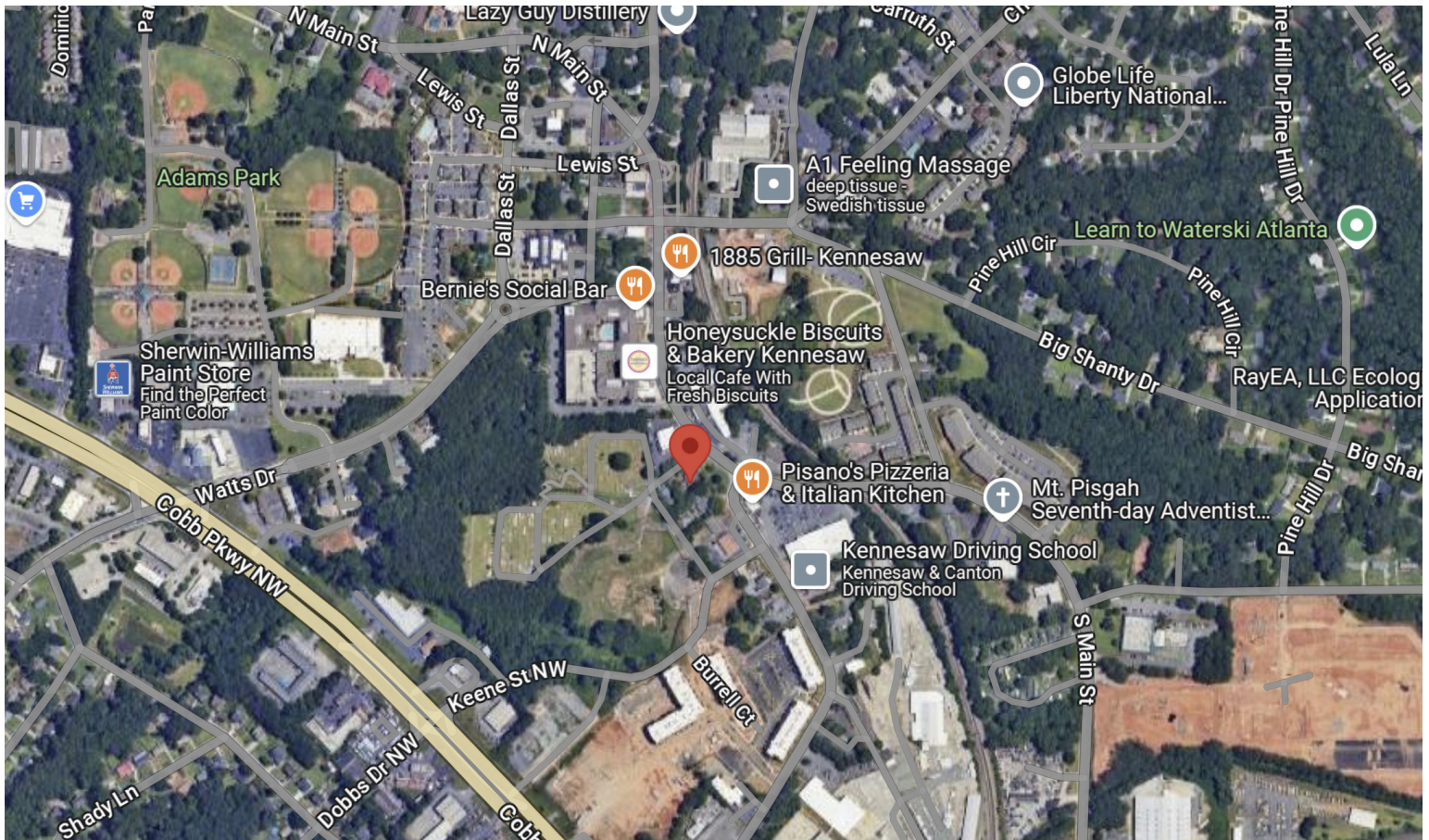
Real Estate Brokers

3070 N Main Street  
Kennesaw, GA 30144

# Property Highlights

## This property offers a unique opportunity for redevelopment/reuse in the fast-growing and walkable Downtown Kennesaw Central Business District

- This is a High Visibility location nestled prominently at the corners of South Main Street, Summers Street and Cemetery Road in the gateway of future mixed-use development Kennesaw Square
- Located in the Entertainment Zone and in close proximity to restaurants, breweries and other amenities with easy walkable accessibility for neighboring downtown luxury apartment residents, as well as all
- downtown visitors with lots of free parking nearby
- Flexible Central Business District (CBD) zoning allows for a multitude of uses including office, hospitality, spa, service businesses, live/work/play scenarios or bring your own creative ideas
- The Main house built in 1908 is 1,766 sq ft and the back building is 1,248 sq ft with monthly income from a business tenant
- Highly desirable downtown location close to I-75, Kennesaw State University, Hwy 41 and McCollum Airport



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# Assemblage Map

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The property consists of the Main House and an income producing building at the back of the property currently used as a commercial kitchen. Renovate the current space or work with the city to redevelop for other uses. The property sits at the gateway of a future planned mixed-use development.

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## Main Building & Back Building



Enjoy Main Street visibility in Kennesaw's Central Business District. Walkable to all that Downtown Kennesaw has to offer including free city parking nearby

**Commercial Tenant in  
Back Building**



**Offered at \$500,000**



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