

633 Lawrence Street Marietta GA 30060***PROPERTY DESCRIPTION***

Rare opportunity to acquire a versatile three-building commercial compound near Marietta Square in downtown Marietta. The property includes a 1,650 SF primary building, a 1,267 SF secondary building, and a 1,408 SF storage/shop structure featuring a roll-up door and high ceilings. Zoned Commercial with flexible use options, the site offers excellent functionality for a contractor headquarters, creative office, automotive specialty user, small distribution operation, or owner-user investor seeking value-add potential. Recent improvements include a new roof and freshly painted outbuildings. Floor plans are available and included in marketing materials for all three buildings.

CONTACT :

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FOR SALE

633 Lawrence Street Marietta GA 30060



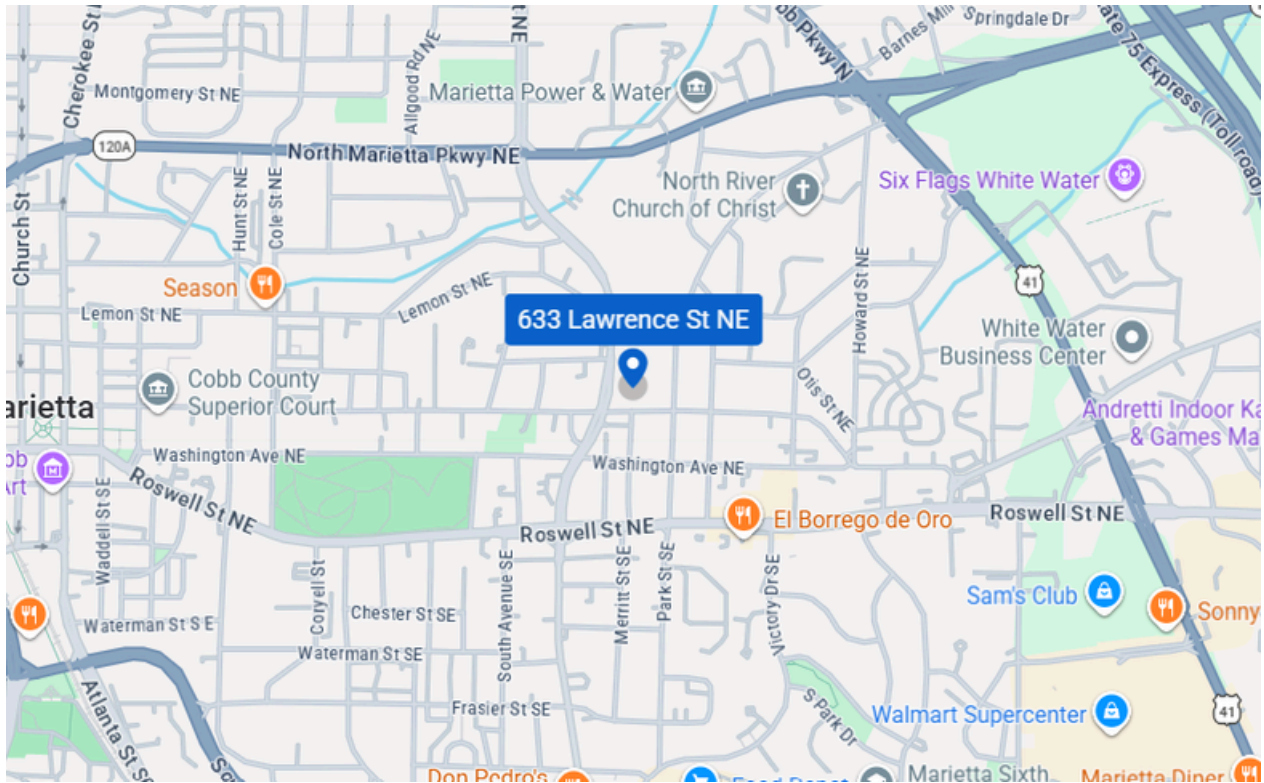
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LOCATION DESCRIPTION:

Located in downtown Marietta, just minutes from Marietta Square and the Cobb County Courthouse, this property offers excellent accessibility within one of Metro Atlanta's most established commercial corridors.

PROPERTY HIGHLIGHTS

- Unique downtown commercial compound with multiple structures
- Zoned Commercial allowing a wide range of permitted uses
- Includes house-style structure plus two detached shop buildings
- 1,400 SF shop featuring roll-up door and high ceilings
- 1,650 SF ancillary building with ADU or additional commercial conversion potential
- New roof recently installed; major capital improvement completed
- Fresh exterior paint and flexible layout ideal for contractor, creative, automotive, light industrial, office, or owner-user operations

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