

HIGH VISIBILITY COMMERCIAL ZONED HOUSE

MINUTES FROM DOWNTOWN MARIETTA

491 Atlanta Street SE • Marietta, GA 30060

PROPERTY OVERVIEW

Bull Realty is pleased to present the opportunity to acquire a high visibility, $\pm 1,600$ SF freestanding building positioned in a fantastic location along Atlanta St just minutes away from Downtown Marietta and Dobbins Air Force Base. Situated on ± 0.37 acres, the building is zoned OI, was just renovated and is ready for a commercial tenant. With its current zoning, the building could be used for a variety of office or medical uses. The property provides suitable surface level parking allowing any new business the parking requirements necessary to function properly.

PROPERTY HIGHLIGHTS

- $\pm 1,600$ SF freestanding building with excellent visibility and signage on busy Atlanta Street
- Great access with direct entry off Atlanta Street
- Off-street parking on ± 0.37 acres
- Very strong rental demand for both office and medical office
- The property benefits from its access to major thoroughfares including I-75, Hwy 120 and Hwy 41
- Minutes from Downtown Marietta including Marietta Square Market, mountain and river trails, local restaurants, bars and shopping
- Zoned OI: <https://bit.ly/3wHW2kS>



Price | \$445,000



Size | $\pm 1,600$ SF



For More Information:

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RECENT IMPROVEMENTS

- HVAC replaced in the last year
- Roof is less than 3 years old
- Repaired ceiling
- Updated lights to LED
- Refinished flooring
- Repaired and painted walls
- Updated baths with new flooring, vanity, toilets
- Updated doors and hardware
- New cabinets
- Repaired and refinished front door



IN THE AREA

DOWNTOWN MARIETTA

Marietta Square Market	Piastra
Taqueria Tsunami	Mac's Chop House
Glover Park Brewery	Social House
Marietta Pizza	Stockyard Burgers and Bones
La Cubana	Thaicoon & Sushi Bar
Fox Dogs	Sweettreats Marietta
Red Hare Brewing	Cool Beans Coffee Roasters

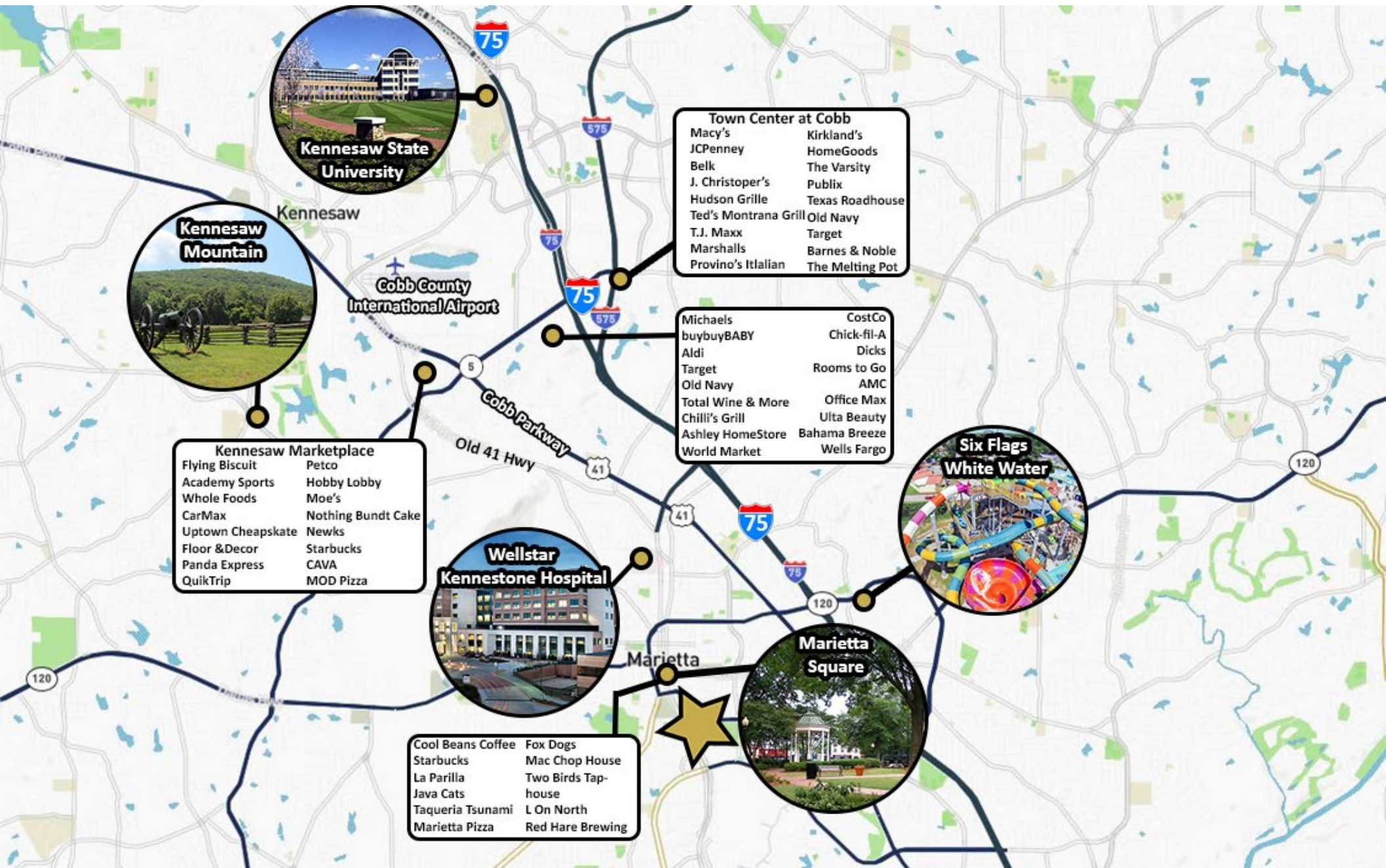


SUBJECT PROPERTY

ATLANTA STREET

POWDER SPRINGS ST SW

IN THE AREA



IN THE AREA

KENNESAW STATE UNIVERSITY

Kennesaw State University offers more than 150 undergraduate, graduate & doctoral degrees to its more than 35,000 students. With 13 colleges in two metro - Atlanta campuses, KSU is a member of the University System of Georgia & the third largest university in the state. It is one of the 50 largest public institutions in the country.



TOWN CENTER AT COBB

Town Center at Cobb is conveniently located just off of I-75 in a dense retail corridor. With over 175 stores, Town Center is the main shopping destination in Northwest Atlanta. Major department stores include Macy's, JCPenney, Belk and more.



MARIETTA SQUARE

The Marietta Square is the definition of a new South city center. 19th century buildings and sidewalks serve as the backdrop to an intriguing blend of contemporary dining, arts, culture, and entertainment. The beautiful square and walkable streets host a never-ending calendar of events and markets, an array of chef owned restaurants, and a thriving art and theater community.



SIX FLAGS WHITE WATER

Six Flags White Water is a 69-acre water park located northwest of Atlanta, in unincorporated Cobb County. Originally opening in 1984 as White-Water Atlanta, the park became part of the Six Flags family of parks in 1999.



WELLSTAR KENNESTONE HOSPITAL

Wellstar Kennestone Regional Medical Center is a major hospital located in Marietta, Georgia, serving most of northern central Cobb County. Kennestone Hospital opened in June 1950 as a 105-bed-facility and was named after the two Georgia landmarks it looked onto: Kennesaw Mountain and Stone Mountain. In 2020, Wellstar Kennestone opened a new emergency department tower delivering quality and compassionate care to every patient, every time.



KENNESAW MOUNTAIN

Kennesaw Mountain is a high-running ridge between Marietta and Kennesaw, Georgia with a summit elevation of 1,808 feet. It is the highest point in the core metro Atlanta area, and fifth after further-north exurban counties are considered. The local terrain averages roughly 1,000 feet AMSL.



ABOUT THE AREA

MARIETTA, GA

Established in 1834, Marietta, Georgia is located along the dramatic backdrops of the Chattahoochee River and historic foothills of Kennesaw Mountain. Characterized by numerous natural resources, affordable real estate, and historic and cultural assets, Marietta is home to more than 60,000 residents and is the county seat of Cobb County, Georgia's third largest county with over 700,000 citizens. Situated \pm 20 miles northwest of Downtown Atlanta, Marietta provides visitors and residents an exciting selection of attractions, festivals & annual events, outdoor concerts, recreational activities, sport venues, shopping, and a growing business environment of industry and commerce. Visitors and residents are sure to enjoy the traditional Southern charm, hospitality, and history of this quaint, modern city. With its fully functioning municipality and unique history, the city is a growing community with its economic development, parks and recreation, public works, environmental services, power and water departments serve citizens and businesses.



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CONFIDENTIALITY AGREEMENT

This Confidentiality Agreement ("Agreement") is made and agreed to for the benefit of the undersigned party ("Receiving Party"), the owner of the subject property (the "Seller") and undersigned broker Bull Realty Incorporated ("Broker"). Now therefore in consideration of the privileges granted to Receiving Party with respect to receiving certain confidential information, and other good and valuable consideration, the Receiving Party hereby agrees to the following:

- I. **Confidential Information:** Receiving Party will receive confidential Information regarding property referred to as **491 Atlanta Street, Marietta, GA**. Prospect agrees to not disclose to any person that the property may be available for sale or lease, or that discussions or negotiations are taking place concerning the property, nor any terms, conditions, or other facts with respect to the property, including but not limited to tenant information, lease rates, lease expirations, income and expenses, and any such possible purchase, including the status thereof. The term "person" used in this agreement shall be interpreted broadly and shall include, without limitations, any corporation, company, partnership or individual other than parties to which Broker approves in writing. Receiving Party may share information with directors, officers, employees, agents, affiliates, counsel, lending sources, accountants or representatives of Receiving Party that Receiving Party notifies of the requirements of this Agreement. Receiving Party agrees to not contact the property owner, the management, the tenants, the lender, the vendors, the insurers, the employees or the customers of any business at the site.
- II. **Acting as a Principal:** Receiving Party hereby warrants that it is acting as a principal only, and not as a broker, regarding this contemplated transaction. Receiving Party acknowledges that Broker is working an agency capacity as representing the Seller only in this transaction and is the only Broker involved in this potential transaction. Receiving Party agrees to not be involved in any arrangement to lease or purchase the property, in whole or in part, as a lender, partner, buyer of the note, buy in foreclosure, buy from bankruptcy court, or in any other manner acquire an investment in, joint venture or control of the property, unless Bull Realty, Incorporated is paid a commission at closing as per separate agreement with Seller. This agreement will expire two years from the date hereof.
- III. **Governing Law** This Agreement shall be governed and construed in accordance with the laws of the State of Georgia.
- IV. If you are a broker, or a principal desiring to include an outside broker, contact the listing agent directly for a Buyer and Buyer's Broker Confidentiality & Commission Agreement.

Accepted and agreed to ____/____/____

Receiving Party

Signature _____

Printed Name _____

Title _____

Company Name _____

Address _____

Email _____

Phone _____

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**[SIGN CONFIDENTIALITY
AGREEMENT ONLINE](#)**



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