

**1395 Church Street  
Marietta, GA,30060**



**Former Rack Room Bar and Grill with great potential for any retail space, Coffee Bar or office. Located in close proximity to Kennestone Hospital and across the street from Cobb EMC with ample parking and road frontage on Church Street. Owner Financing available with terms.**

**Price: \$200,000**

**Building Size: 1,700 SF**

**Property Type: Retail / Office**

**Property Use Type: Investment / Owner**

**Commission Split: 3%**

**Occupancy: 0%**

**Tenancy: Single**

**Lot Size: 0.175 SF**



**Subject property is uniquely located in a 1 mile radius of I -75 , Kennestone Hospital. / State Hwy 41, Across the street from Cobb EMC Power Company. Close to Walker School. Several Business complexes and Doctor' s offices. Numerous subdivisions and high density of residential properties. Close proximity to Towne Center Mall. High traffic count and frontage on Church Street positions the property for a variety of Business use from restaurant to office. Subject property consists of +/- 7651 sqft building that was built in 1975 and has been updated since original construction. Lot is approximately .88 ac, with ample parking for any type of business. All utilities are available.**

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