



FOR SALE | 4 Suite Office Bldg in Prime Kennesaw Location

3440 Blue Springs Road
BLDG 200, Kennesaw, GA 30144

PERFECT FOR OWNER/USER OR INVESTMENT
4 OFFICE CONDOS - 1,296 SQ FT | 5,184 TOTAL

DON EDWARDS
Associate Broker/KW Director
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119563, GA





Property Details

Address1:	3440 Blue Springs Rd Bldg. 200
Address2:	Kennesaw, GA 30144
Price:	\$750,000
Year Built:	2006
Building SF:	5,184
Condos:	4
Market:	NW Atlanta
Submarket:	Kennesaw
Zoning:	O1

Overview

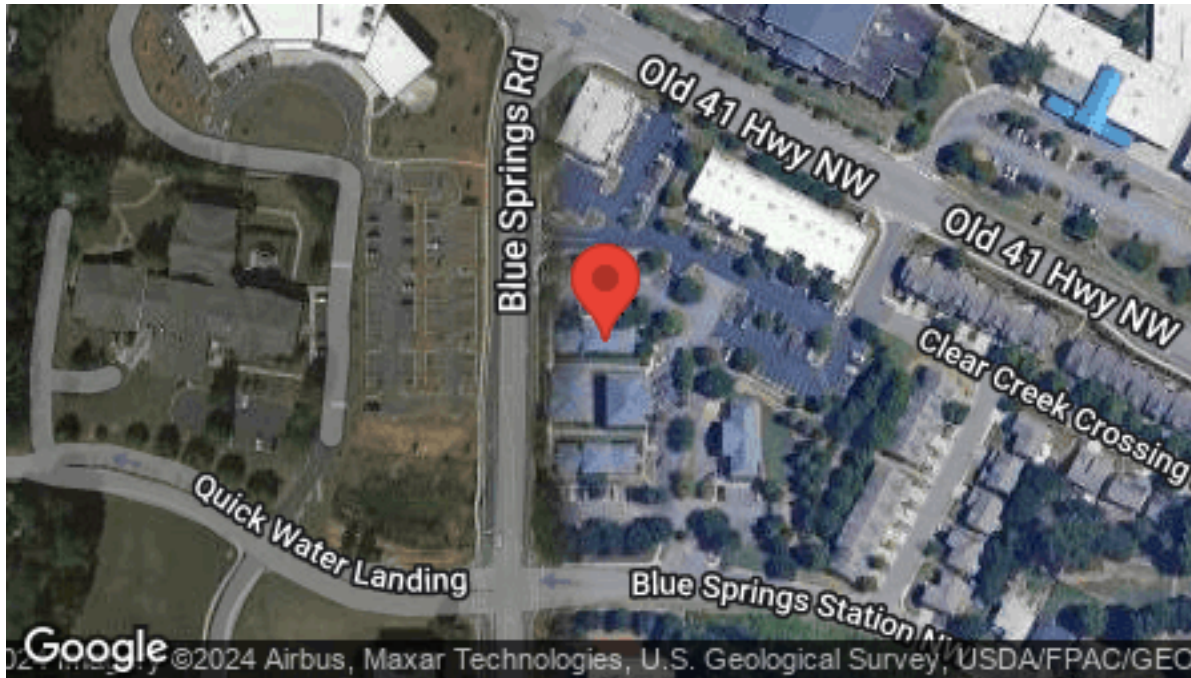
This office building, located in the highly desirable area of Kennesaw, offers four office condos, and is an excellent option for owner/user or investment use. Constructed of durable 4-sided brick and maintained to a high standard by the condominium association, the property promises long-lasting value and appeal.

The open floor plans of the suites are adaptable to a variety of uses, making it an attractive rental property with significant growth potential. There are currently two suites available on the second floor, which can be accessed by stairs.

This prime location and versatile layout make this office building a great investment opportunity. Whether you are looking for a space for your business or seeking to generate rental income, this property is a must-see.

Highlights

- Prime Kennesaw location
- 2 suites available for immediate occupancy - making this perfect for an owner/user
- Open floor plans for a variety of office uses
- Easy access to I-75 and US-41
- Professional office park convenient to dining and shopping

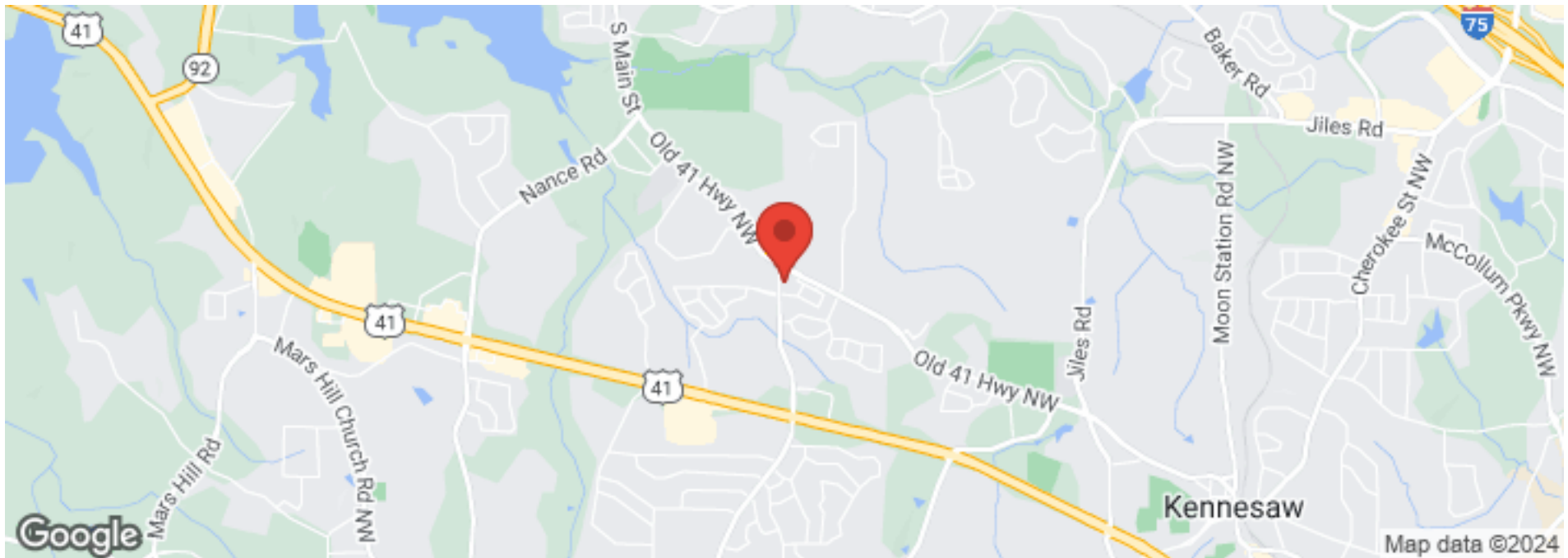


Prime Kennesaw Location

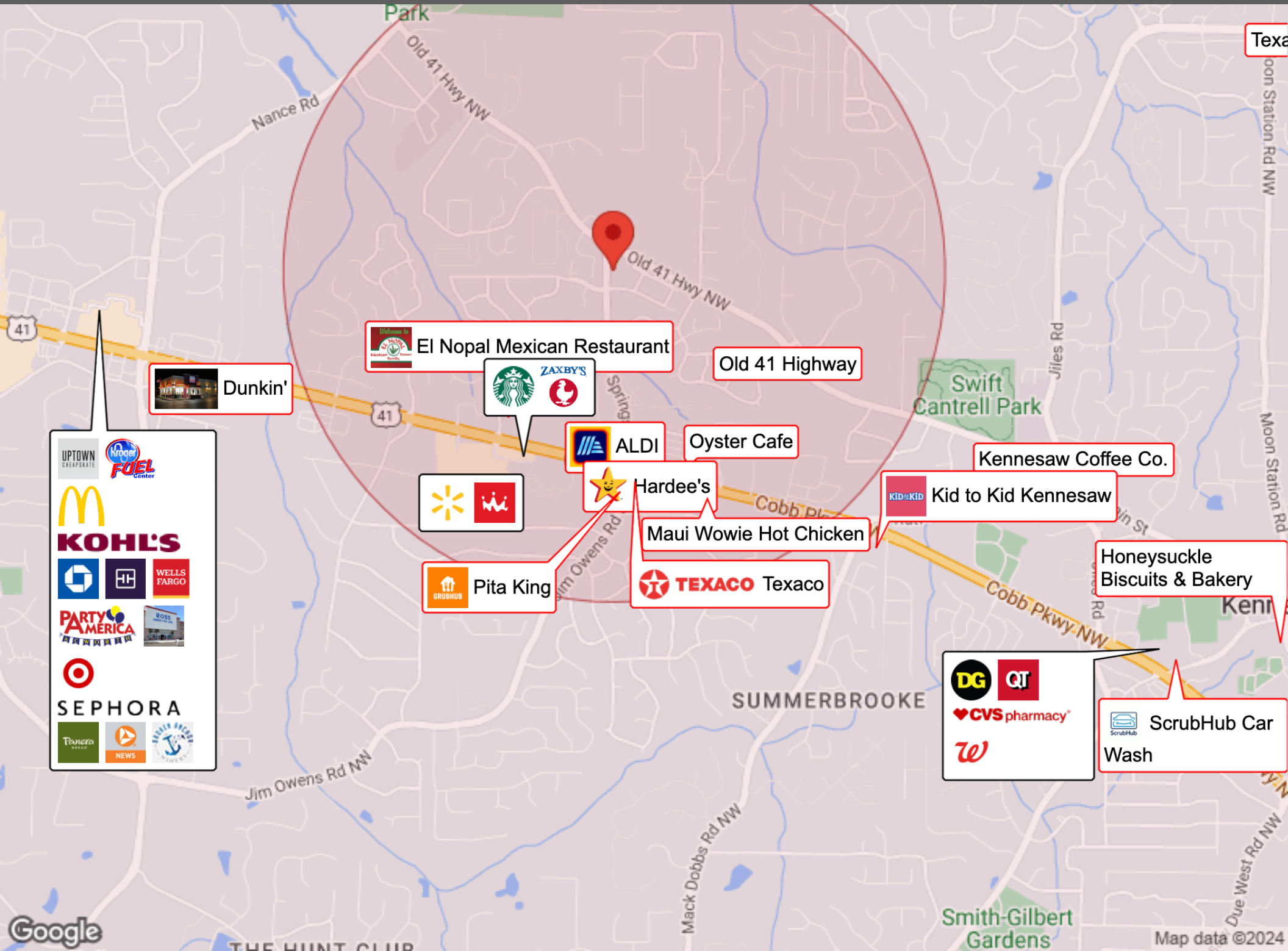
Conveniently located near I-75, US-41 and centrally located between downtown Kennesaw and Acworth districts, at the Old 41 Hwy NW & Blue Springs Rd intersection.

Directly across from North Cobb High School and the new North Cobb Regional Library, ensuring ample and diverse visibility.

Property provides ample parking and ease of access.



BUSINESS MAP



 Dunkin'

 El Nopal Mexican Restaurant

 Starbucks
 ZAXBY'S

Old 41 Highway

 ALDI
Oyster Cafe

 Hardee's

Kennesaw Coffee Co.



 Maui Wowie Hot Chicken

 Kid to Kid Kennesaw


 Pita King

 TEXACO Texaco

 Honeysuckle Biscuits & Bakery

UPTOWN
Kroger
FUEL Center
McDonald's
KOHLS
CHASE
WELLS FARGO
PARTY AMERICA
Target
SEPHORA
Panera
NEWS
ROSE

 DG
 QT
CVS pharmacy
W

 ScrubHub Car Wash



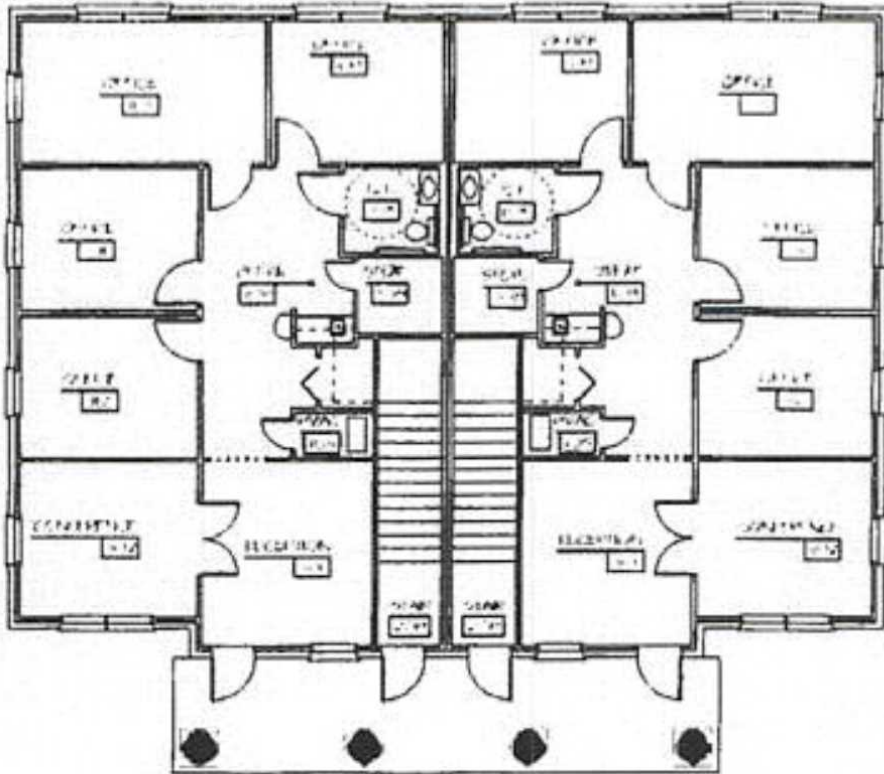
KENNESAW, GA

Part of Cobb County, is located twenty-seven miles northwest of Atlanta. The Cities approximately 34,000 residents consider Kennesaw as a great place to live, learn, work and play. Residents and business owners enjoy excellent educational resources, first-rate parks, green spaces, public buildings, and athletic facilities, high quality and affordable recreation programs, well-maintained neighborhoods and a thriving central business district. Kennesaw takes great pride in protecting and managing its historical and cultural resources for future generations. Downtown Kennesaw is filled with cobblestone brick walkways, small boutiques and local restaurants, making it perfect for hosting the city's many events and festivals.

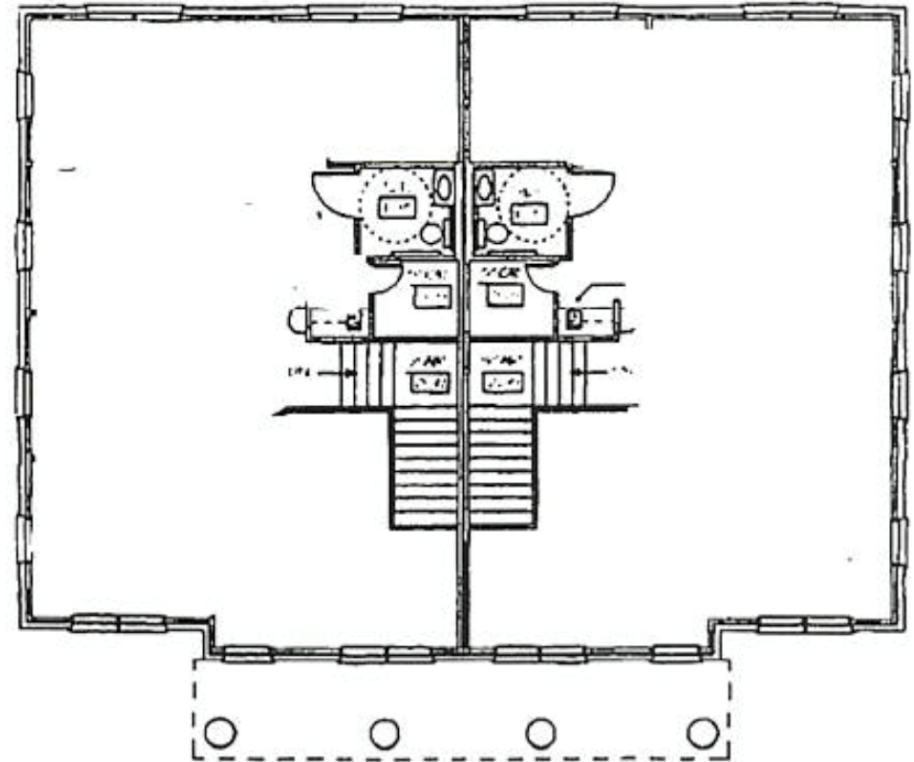


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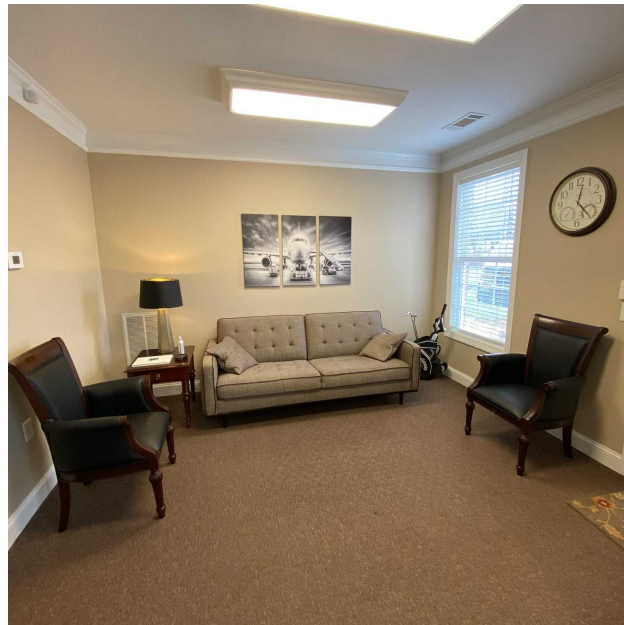
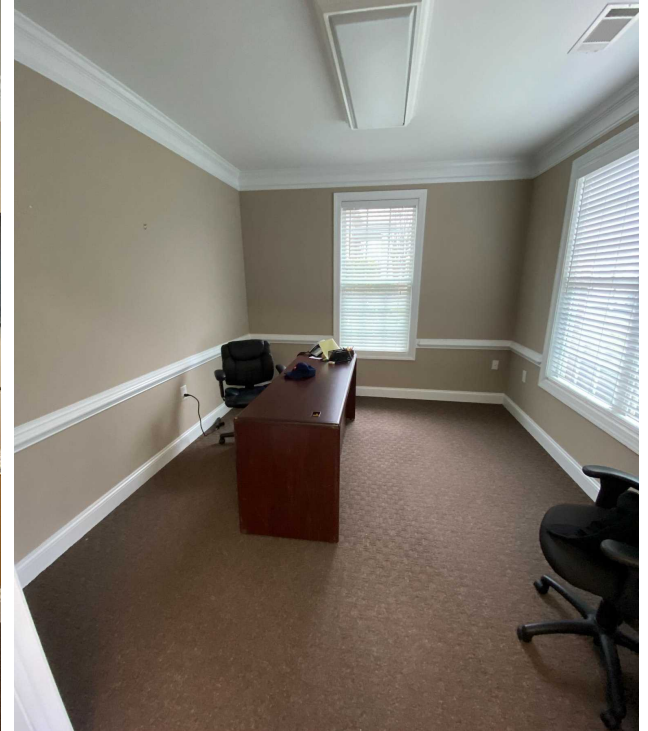
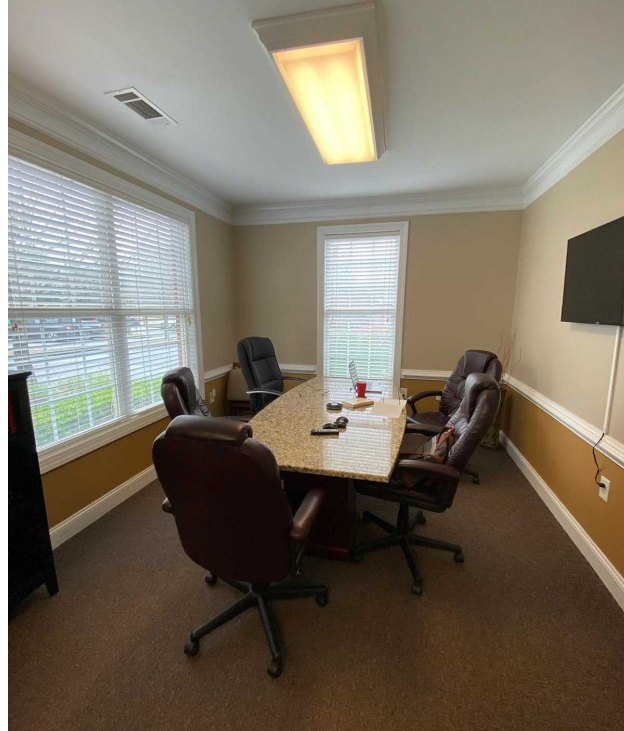
MAIN LEVEL



UPPER LEVEL



PHOTOS



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DONALD B EDWARDS JR

KW Commercial Director and Associate Broker

Raised in Atlanta Georgia and licensed in 1984, my first transaction was an industrial lease for a Canadian firm seeking space in the Atlanta area. Since then I have done industrial, retail, office, multifamily, land and residential sales, as well as landlord and tenant rep, property management and site selection for national franchises. As head of the trust real estate, department for all the South Trust Banks, I was responsible for a staff and a \$750M portfolio of diverse assets including retail, office, land, mining, timber, farms, leases, mortgages, property inspections and asset management from coast to coast. In addition, I have over 18 years of commercial and residential construction experience. My land deals have included assemblages, out parcels, mini warehouses and zoning. As a past president of the Association of Georgia Real Estate Exchangors, I have experience in 1031 exchanges. In addition, I have passed all the CCIM course work.



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