



PROPERTY DESCRIPTION

Vision Commercial Advisors is pleased to offer for sale a freestanding office building at 137 Powers Ferry Road in the City of Marietta, GA, situated in the Kennesaw/Town Center submarket just off Powers Ferry Road near I-75 and Lower Roswell Road. The single-story, 1,206 SF building sits on a 0.28-acre lot and is of masonry construction, built in 1954. The property was owner-occupied by an electrical contracting firm and has upgraded electrical system and other improvements throughout the property making this a move-in ready office. The site includes fenced, surface parking spaces. Showings by appointment only.

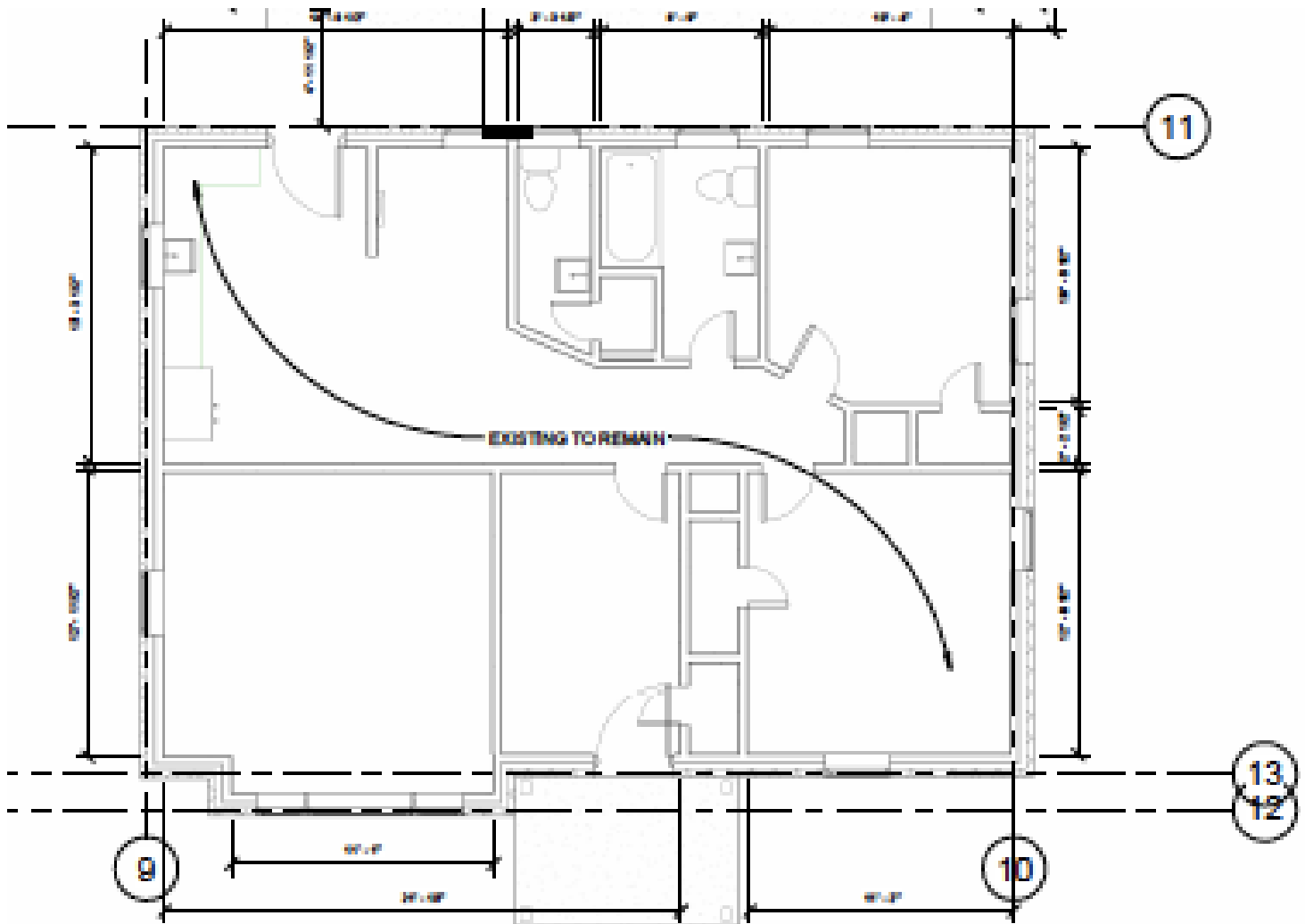
PROPERTY HIGHLIGHTS

- Sale Price: \$390,000.00
- ±1,206 SF Freestanding Office Building
- Single Story | Masonry Construction
- Built 1954 / Renovated 2022
- 0.28 AC Lot (12,196 SF)
- Zoning: CRC | City of Marietta
- 10 Surface Parking Spaces
- Gated Parking with Electric Gate

The information provided herein is deemed reliable but is not warranted. Any information important to you or another party should be independently confirmed within an applicable due diligence period.



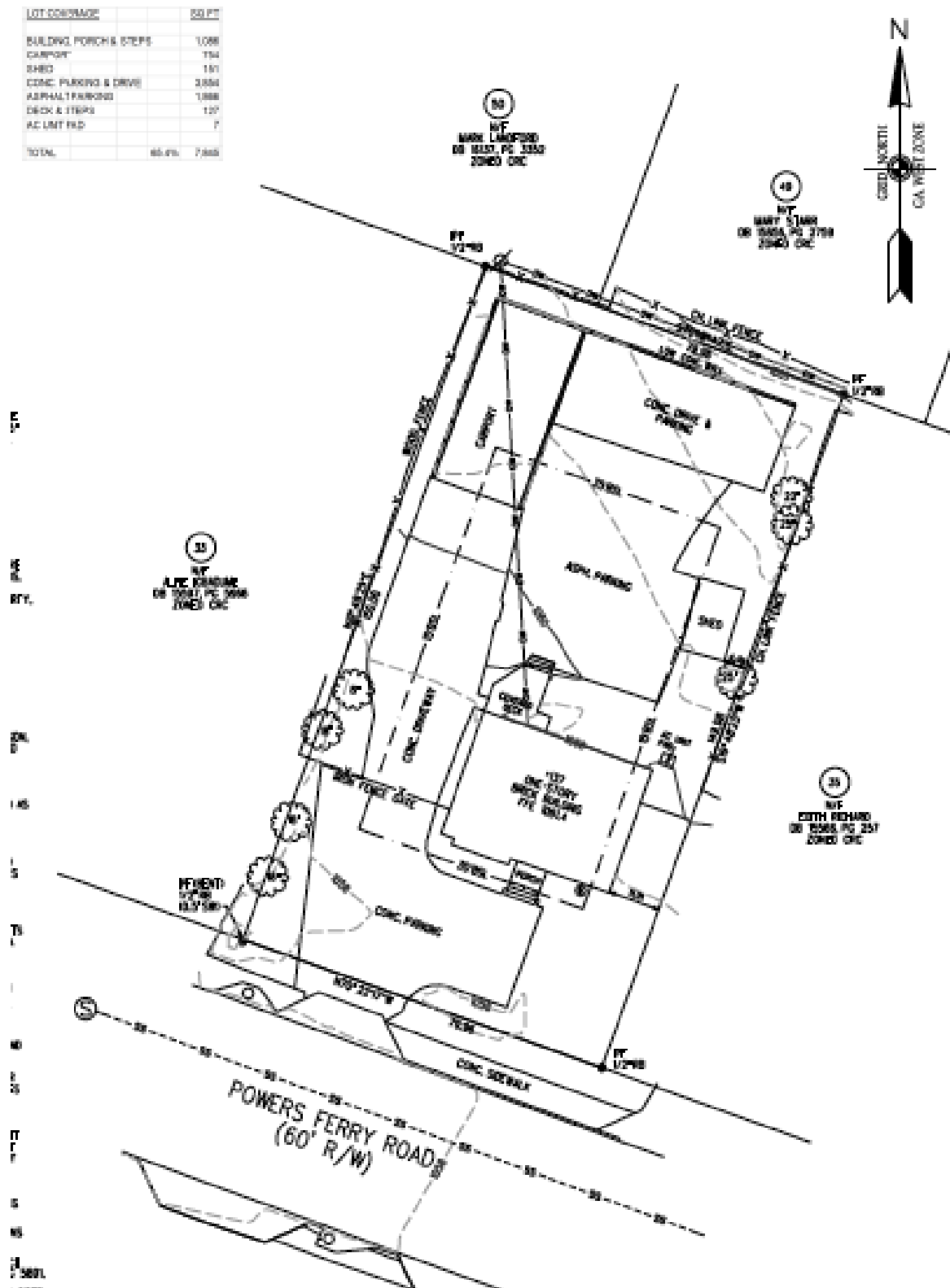
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DAVID HACKER, CCIM

President

david.hacker@vcacre.com

Direct: 770.740.4766 x101 | Cell: 770.329.2878

GA #174269 // NC #284919

PROFESSIONAL BACKGROUND

David Hacker is Principal Broker who leads the Vision team with over 32 years of experience in commercial real estate with brokerage licenses in Georgia, North Carolina and Florida. In 1994 David began working with Gearon & Company of Atlanta, one of the fastest growing companies in America at the time. As a site acquisition specialist in wireless network development, he successfully negotiated many ground leases in the Southeast and was quickly promoted into zoning management, project management and business development until leaving the company in 2002 for a career in commercial real estate in Atlanta. In 2006, he founded Vision Commercial Advisors and has seen consistent growth in sales and leasing through strong work ethic and attention to customer service. He is a CCIM (Certified Commercial Investment Member) and a member of the Atlanta Commercial Board of Realtors. Happily married with 6 children, David enjoys travel, reading, music, songwriting, hiking, public speaking and most of all spending time with his family.

MEMBERSHIPS

Certified Commercial Investment Member, Atlanta Commercial Board of Realtors, National Association of Realtors, International Council of Shopping Centers

Vision Commercial Advisors

770 Dobbs Road

Woodstock, GA 30188

770.740.4766 | visioncommercialadvisors.com

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