



## COMMERCIAL INVESTMENT OPPORTUNITY LAKE WASHINGTON, WASHINGTON COUNTY, MS



**\$235,000**

### **927 Eastside Lake Washington Rd, Glen Allan, MS**

Endless investment opportunity on Lake Washington waterfront in Washington County!! Amazing location!! This could be the perfect place for a full time living or a weekend sanctuary getaway overlooking the lake. Lake Washington features great fishing and boating in the summer and is just a few miles from the Mississippi River for winter hunting opportunities. Those of you that are familiar with the town of Glen Allan, MS, fondly recall this 6,107-square foot building being formerly know as the "Kountry Market" with some of the best food after a day of being out on the lake. The other half of this building was formerly used as a fishing camp with its own private pier and boat ramp. This gated property has been vacant for years and will be a perfect fixer upper with an amazing lakefront view. The outdoor possibilities are endless and ready for your enjoyment!! **Call Clay or Bruce and schedule your private showing today!**

Directions from Greenville, MS: Take Hwy 1 South for 25.96 miles; Turn Right on to 436/MS-436 and go 1.64 miles to a stop sign; Take a left onto Lake Washington Road and building is 0.5 miles on the right. Building has red awning and is across from the postal office.



**CLAY SIMMONS**, REALTOR®  
Clay@TomSmithHomes.com  
601.898.2772 **office** | 601.672.6864 **cell**



Expect More. Get More.

*Call us today!*



**BRUCE WEST**, REALTOR®  
Bruce@TomSmithLand.com  
662.441.2500 **office** | 662.873.3007 **cell**

# TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.





**CLAY SIMMONS**, REALTOR®  
 Clay@TomSmithHomes.com  
 601.898.2772 **office** | 601.672.6864 **cell**



Expect More. Get More.

*Call us today!*



**BRUCE WEST**, REALTOR®  
 Bruce@TomSmithLand.com  
 662.441.2500 **office** | 662.873.3007 **cell**

**TomSmithLandandHomes.com**

Information is believed to be accurate but not guaranteed.







**CLAY SIMMONS**, REALTOR®  
Clay@TomSmithHomes.com  
601.898.2772 **office** | 601.672.6864 **cell**



Expect More. Get More.

*Call us today!*



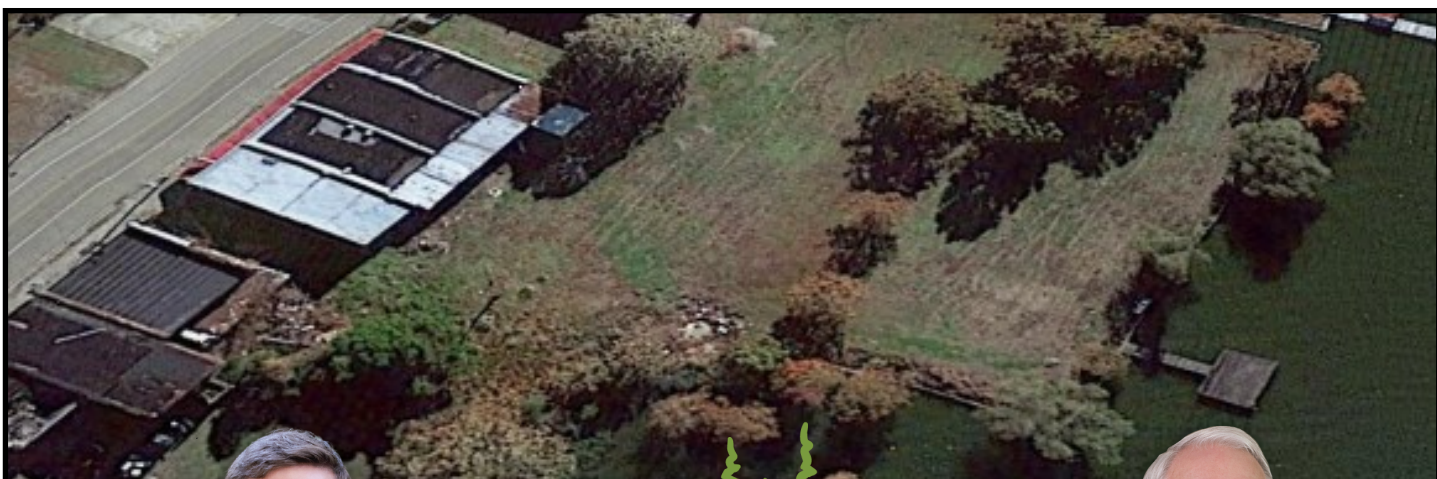
**BRUCE WEST**, REALTOR®  
Bruce@TomSmithLand.com  
662.441.2500 **office** | 662.873.3007 **cell**

**TomSmithLandandHomes.com**

Information is believed to be accurate but not guaranteed.







**CLAY SIMMONS, REALTOR®**  
 Clay@TomSmithHomes.com  
 601.898.2772 **office** | 601.672.6864 **cell**



Expect More. Get More.

*Call us today!*



**BRUCE WEST, REALTOR®**  
 Bruce@TomSmithLand.com  
 662.441.2500 **office** | 662.873.3007 **cell**

**TomSmithLandandHomes.com**

Information is believed to be accurate but not guaranteed.



# AERIAL MAP



# OWNERSHIP MAP

INTERACTIVE MAP

[CLICK HERE](#)



**CLAY SIMMONS**, REALTOR®  
Clay@TomSmithHomes.com  
601.898.2772 **office** | 601.672.6864 **cell**



Expect More. Get More.

*Call us today!*



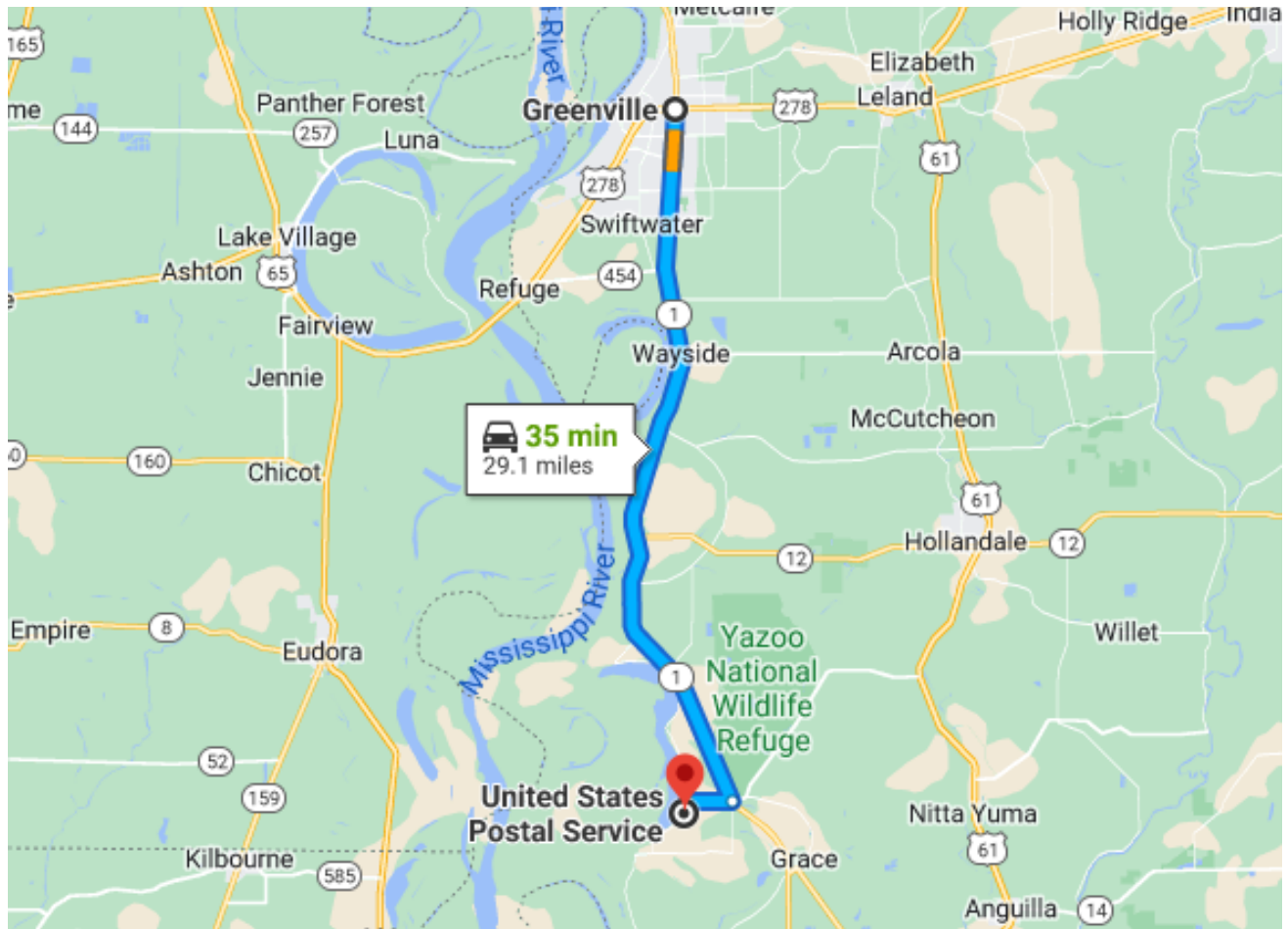
**BRUCE WEST**, REALTOR®  
Bruce@TomSmithLand.com  
662.441.2500 **office** | 662.873.3007 **cell**

**TomSmithLandandHomes.com**

Information is believed to be accurate but not guaranteed.







## DIRECTIONAL MAP

**927 Eastside Lake Washington Rd, Glen Allan, MS**

**Directions from Greenville, MS:** Take Hwy 1 South for 25.96 miles; Turn Right on to 436/MS-436 and go 1.64 miles to a stop sign; Take a left onto Lake Washington Road and building is 0.5 miles on the right. Building has red awning and is across from the postal office.



**CLAY SIMMONS, REALTOR®**  
Clay@TomSmithHomes.com  
601.898.2772 **office** | 601.672.6864 **cell**



*Call us today!*



**BRUCE WEST, REALTOR®**  
Bruce@TomSmithLand.com  
662.441.2500 **office** | 662.873.3007 **cell**

**TomSmithLandandHomes.com**

Information is believed to be accurate but not guaranteed.

