

# Furnished Childcare Facility Brookhaven, MS



\$525,000

If you're looking for a commercial property in Lincoln County, MS, look no further than this turn-key daycare in The Home Seekers Paradise. Nearly an acre of level land at 0.8+/- acres with a circle drive, wrap-around parking, covered entrances, storage building, and a fenced-in playground. The property's centerpiece is 5,673 +/- sq. ft. heated and cooled space approved for 80 child capacity. In the Spring of 2022, several upgrades were done, such as paint inside and out, all new plumbing, a new shingle roof, and two new AC units. The foyer is inviting, large enough for a receptionist space, and has a coded deadbolt door to enter the rest of the facility. The interior features seven varying-sized rooms utilized for classrooms, and all feature a corner sink. Two rooms currently being utilized for storage could also be used as childcare rooms, bringing the total to 9. Two spaces are utilized as office space, with the largest having an attached walk-in storage room and a half bath. The two sets of children's restrooms feature three stalls with commodes and three sinks. There is a full kitchen with nearly new appliances, including two refrigerators and an upright freezer. There is a washer and dryer on-site and an additional W/D hookup. There is a small break room with a refrigerator and an attached half bath. This property is zoned C-2, and though it makes a perfect daycare could be utilized for many purposes. This property is just over a mile from Interstate 55 and near many thriving businesses making this one of the best places in SW Mississippi to call your own. For your private tour, give me a call today.

Directions From Exit 38 on Interstate 55: Travel East on Brookway Blvd for 0.9 miles. Turn left onto Brookhaven Street and continue for 0.3 miles. Turn right onto W Congress Street for 0.1 miles. The destination is on the right.



*Call me today!*

**BLAKE SASSER, REALTOR®**  
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601.990.5070 office | 601.757.5027 cell



**TomSmithLandandHomes.com**

Information is believed to be accurate but not guaranteed.



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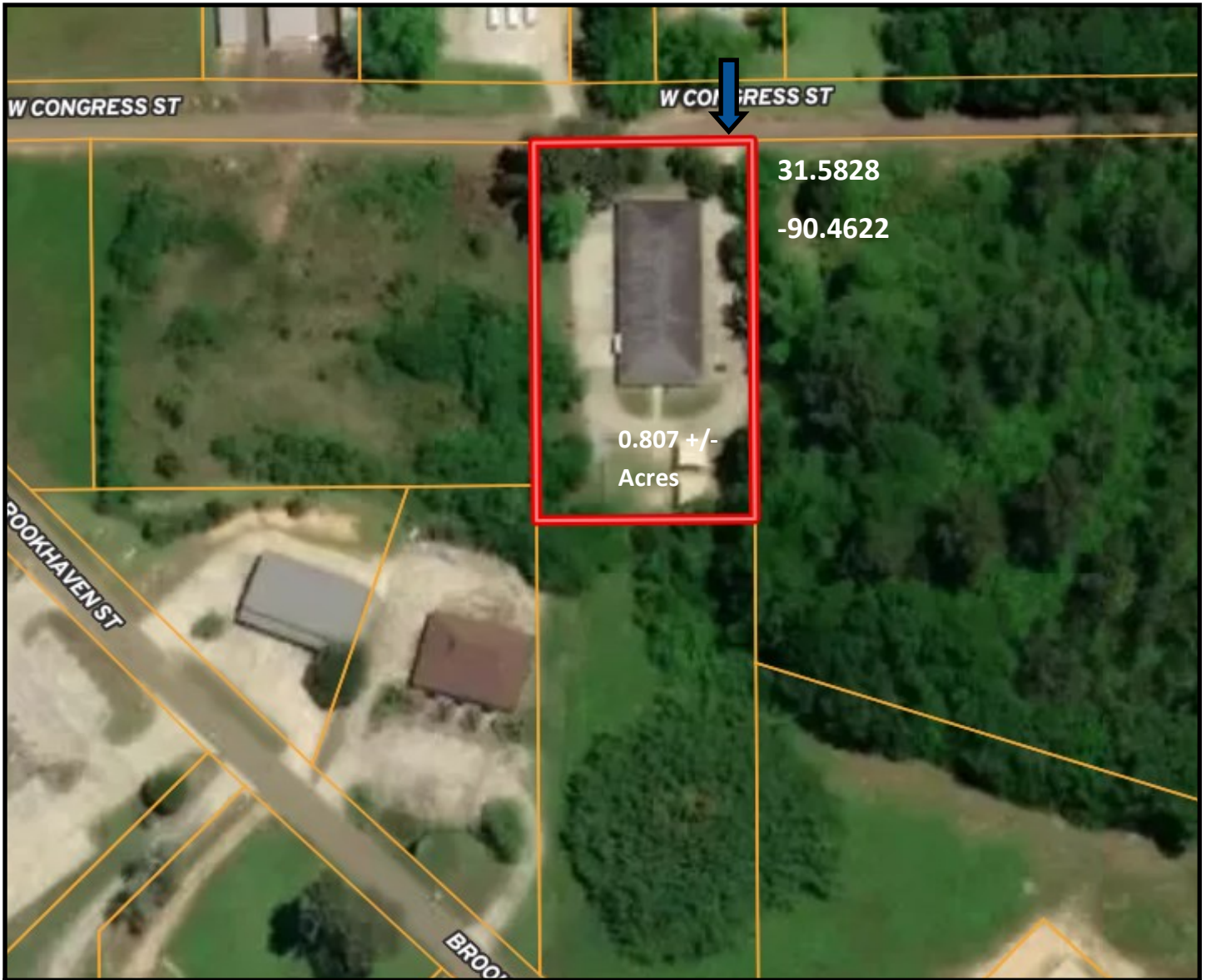
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## Aerial Map

[Click here to view an interactive map link.](#)

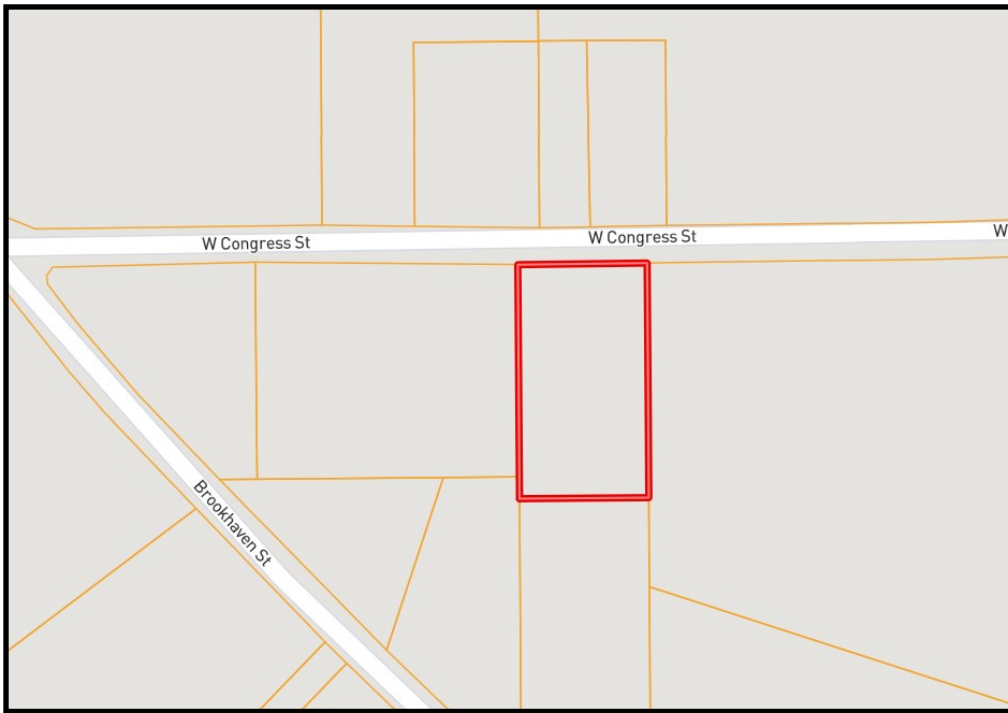
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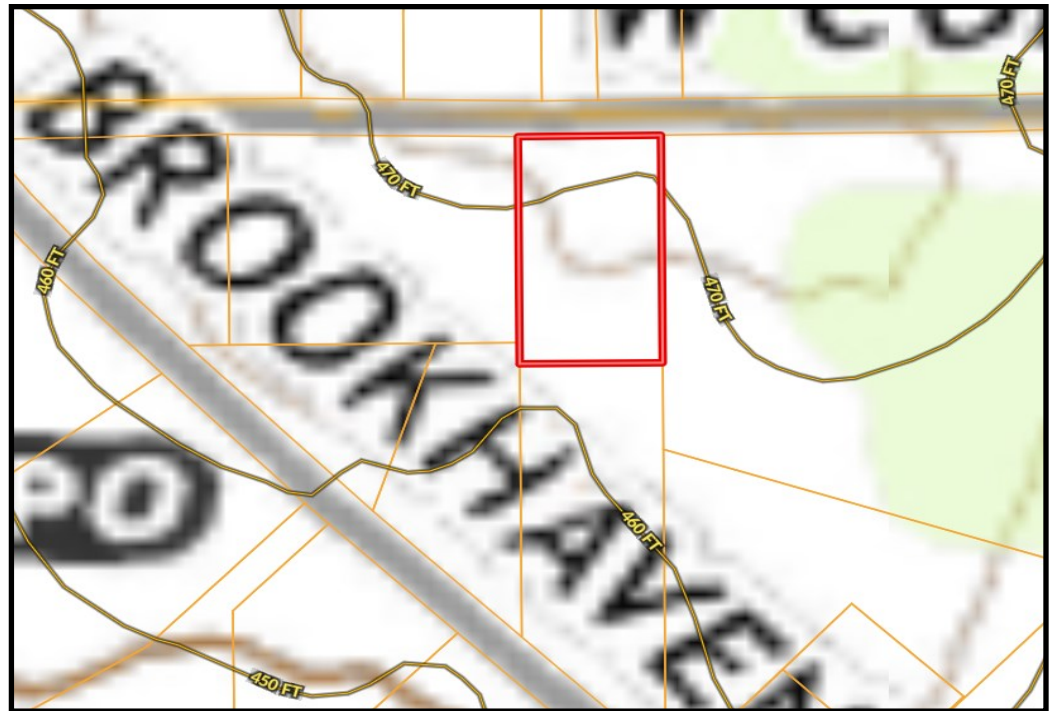


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Ownership Map



Topo Map

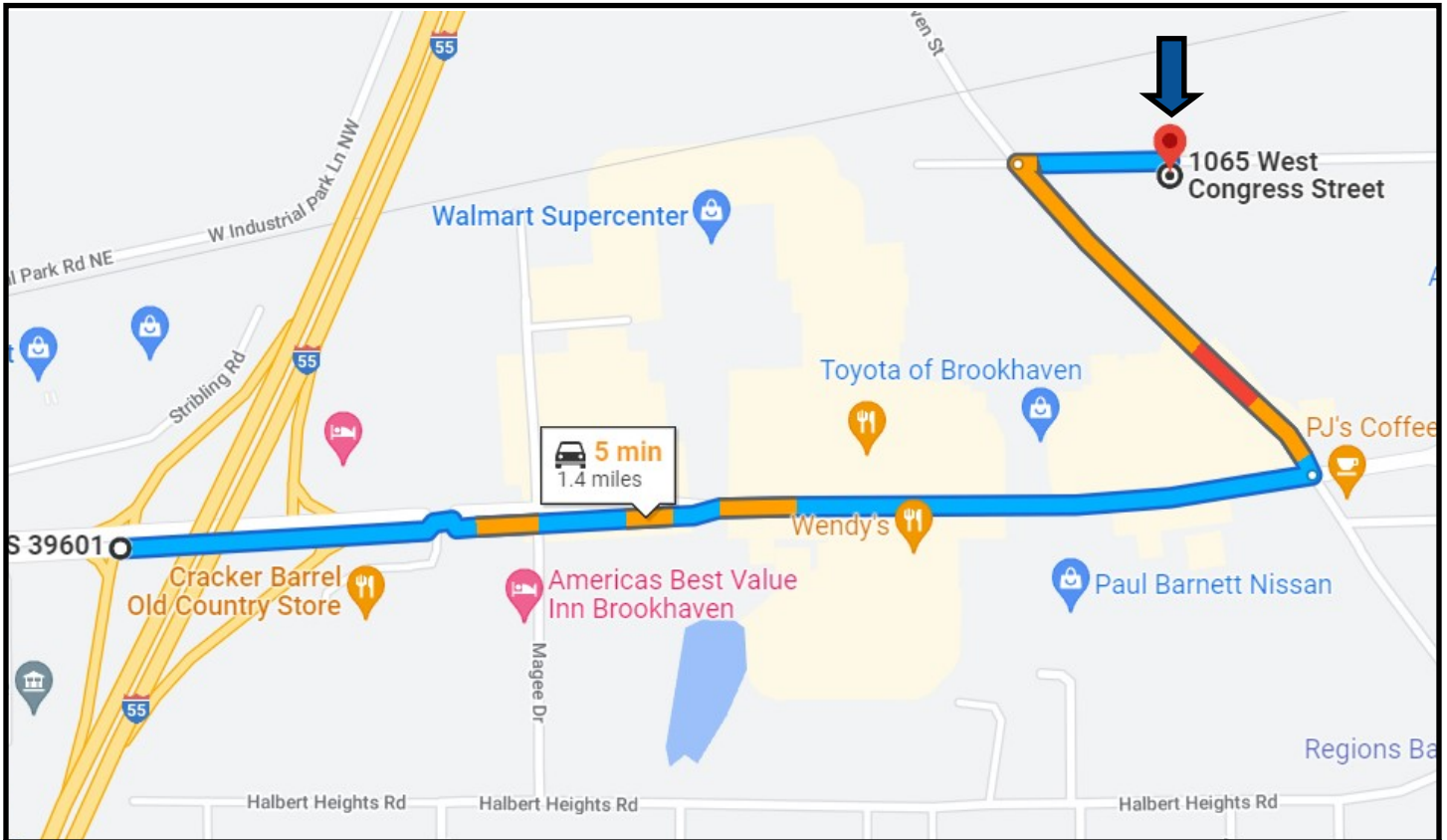
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## Directional Map

Address: 1065 W Congress Street Brookhaven, MS 39601

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[GOOGLE MAP LINK](#)

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