

# Neshoba County Commercial Property .55± Acres in Philadelphia, MS



**\$145,000**

Are you looking for a commercial investment? This Neshoba County commercial property is a chance to invest in a property with a monthly cash flow of \$1,300. Located at the corner of Range Ave. and Weyerhaeuser St. in Philadelphia, MS, this property features twenty-eight 10x15 units, with an average occupancy rate of 92% over the past year. Half of the units have had the same renters for six years. There is sufficient space to build additional units onsite. Call Tyler Kilgore to schedule your tour today!



**TYLER  
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REALTOR®

Office: 662.268.6333

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**A Real Estate Expert You Can Trust**

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Information is believed to be accurate but not guaranteed.





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# AERIAL MAP



[Interactive Map Link](#)

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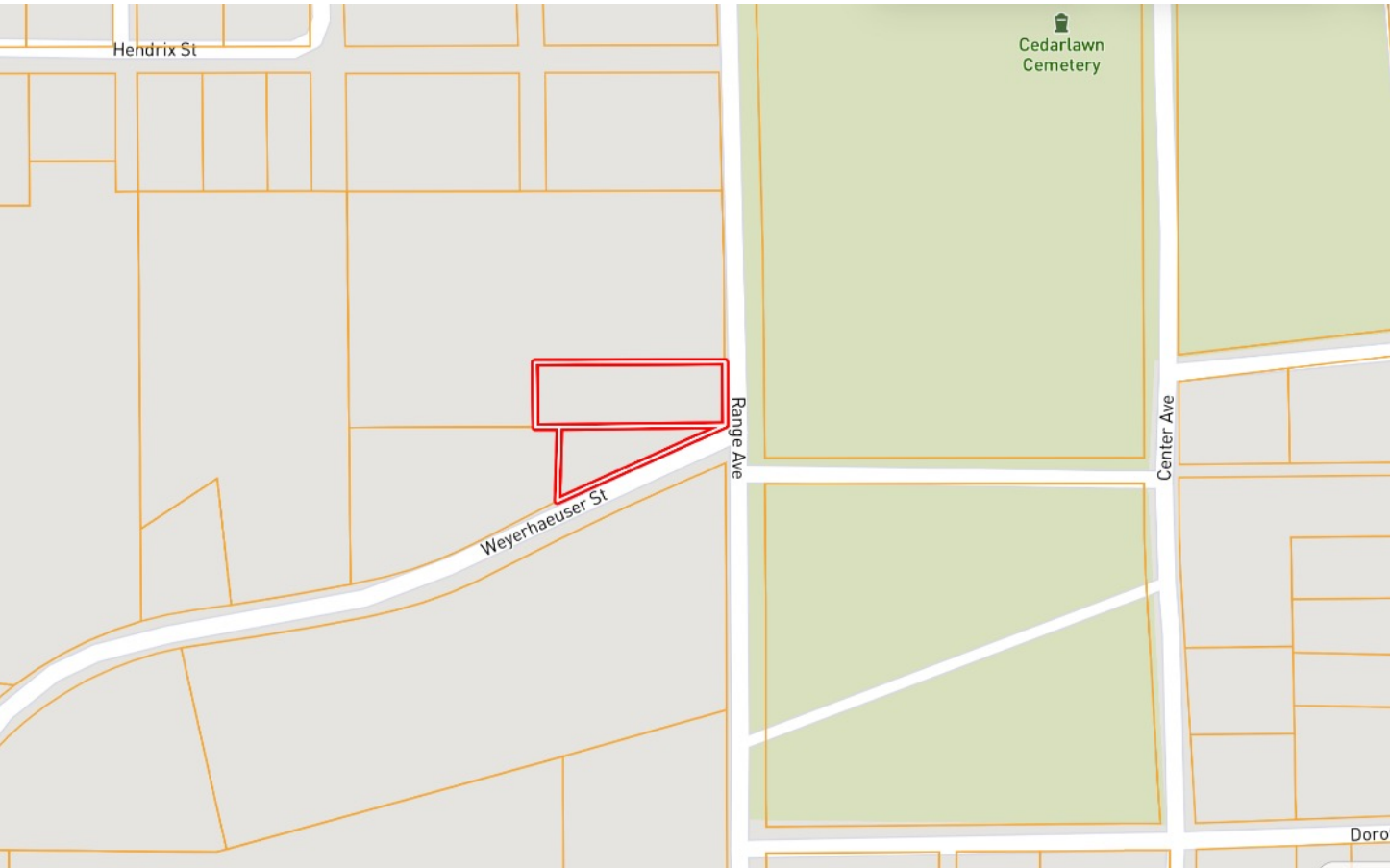
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# OWNERSHIP MAP



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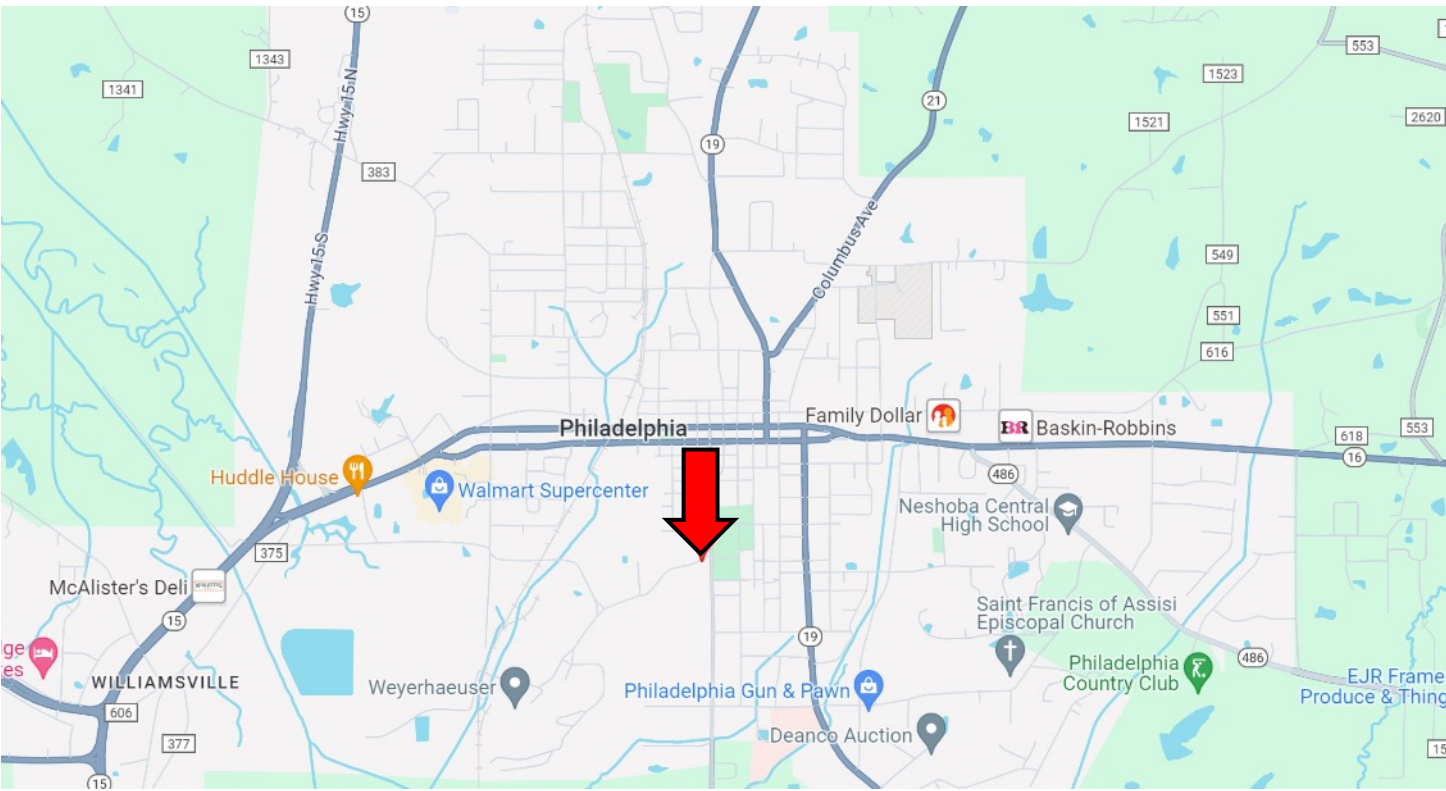
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# DIRECTIONAL MAP



Directions from the intersection of Hwy 16 and Hwy 19 in Philadelphia, MS: Travel west Hwy 16/Beacon Strett for 0.4 miles. Turn right onto Range Ave and travel 0.4 miles. Turn left onto Weyerhaeuser St. The property will be on the right. [GOOGLE MAP LINK](#)



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