



Sunflower County Business Opportunity

200 Second Street, Indianola, MS 38751



EMERSON
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TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



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- Zoned C2 – Prime Commercial Location
- Across from the Sunflower County Courthouse
- 3,156± Sq Ft Office Building (Updated and Operational)
- 2,261± Sq Ft Turnkey Office on 1st Floor
- 895± Sq Ft Upstairs Office with Separate Entry
- Brand-New 5 Ton RUUD HVAC Unit
- 30x100 Lot or +/- 0.07 Acres
- Ideal for Attorneys, Real Estate, or Professional Services

This commercial property is located directly across from the Sunflower County Courthouse and offers a prime location and versatile space ideal for a legal practice or professional office. Zoned C2 and currently operating as an attorney's office, this parcel features a 30x100 lot with a 3,156± sq ft building, including 2,261± sq ft of updated, turnkey office space on the first floor and an additional 895± sq ft of separate upstairs space with its own private entrance. A brand-new 5-ton RUUD HVAC unit ensures year-round comfort. This is a perfect opportunity to own a functional office property in the heart of Indianola.

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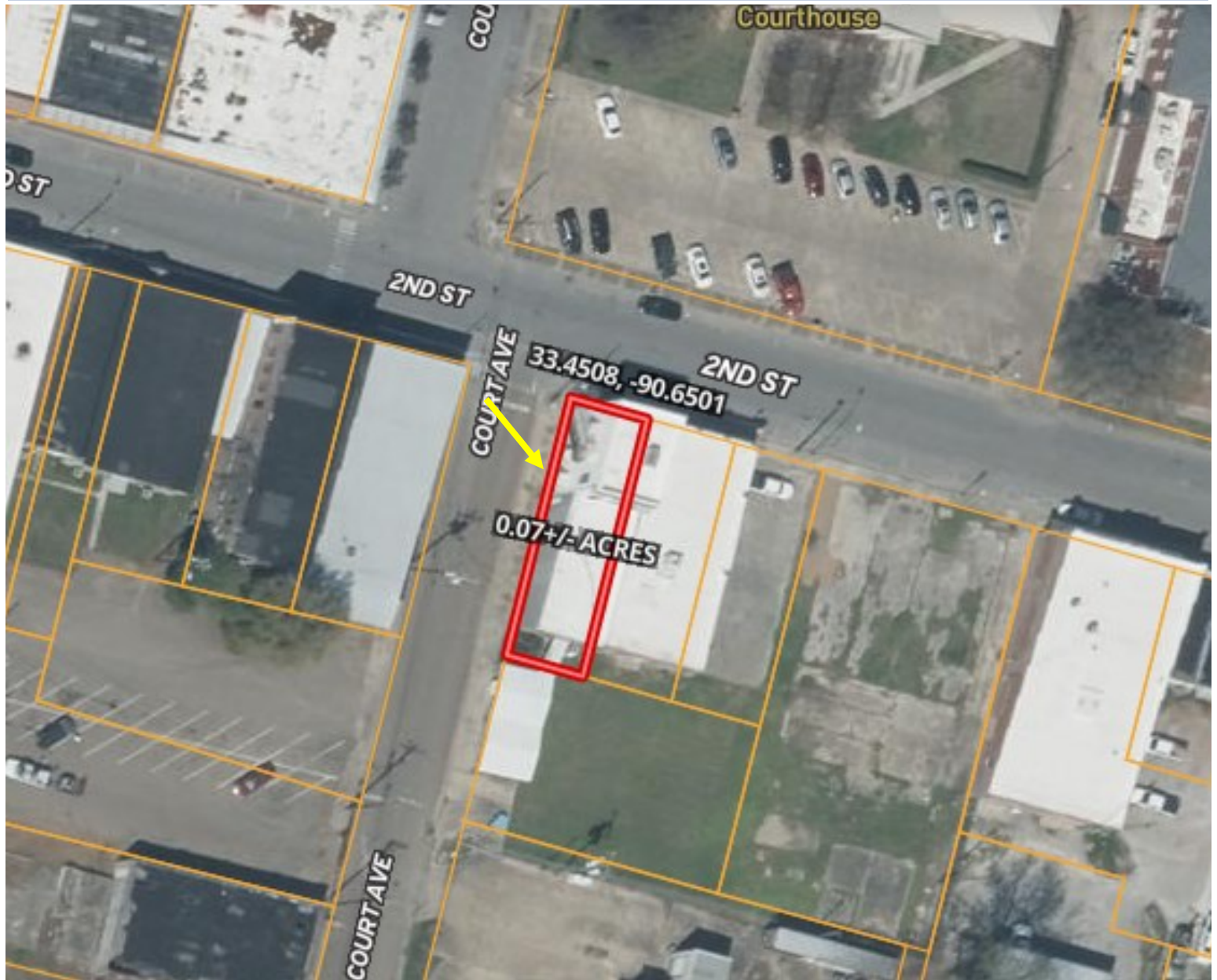


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AERIAL MAP



[Click Here for the Land id Interactive Map](#)

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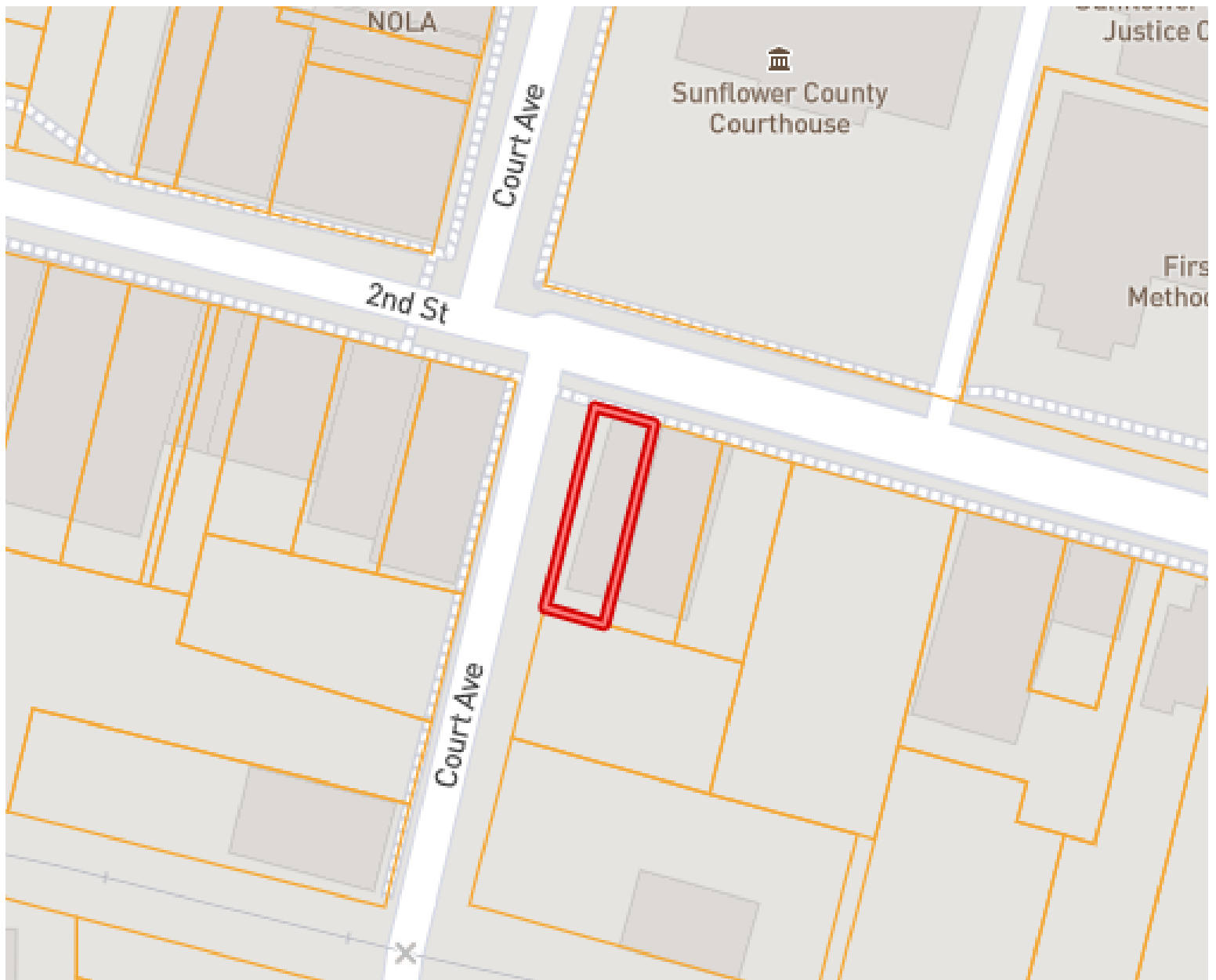


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OWNERSHIP MAP



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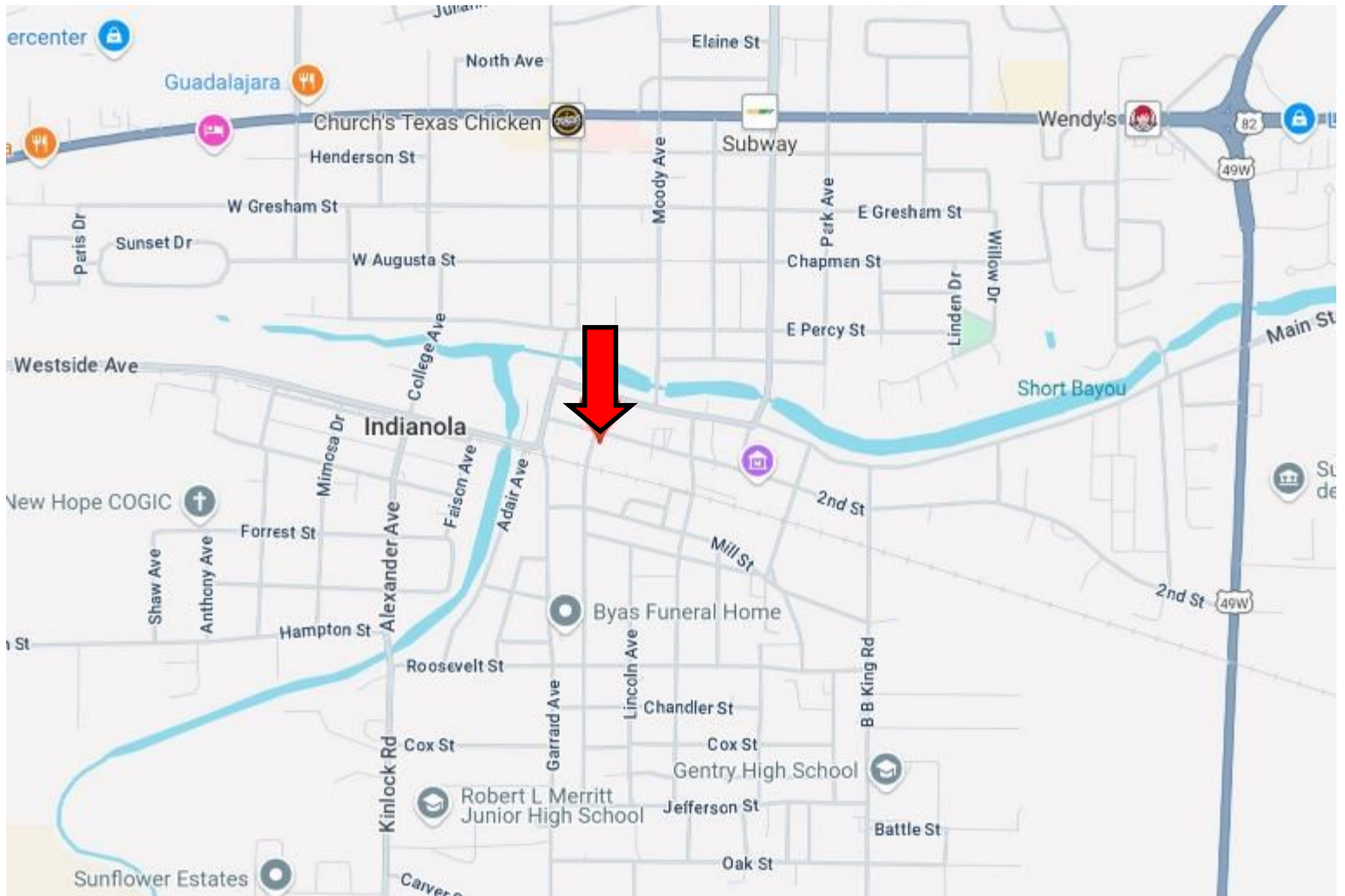


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DIRECTIONAL MAP



Address: 200 Second Street, Indianola, MS 38751

Directions from the intersection of Hwy 49 & Hwy 82 in Indianola, MS: Travel West on Highway 82 for 1.4 miles. Turn left onto N Sunflower Ave. and travel 0.6 miles. Turn right onto 2nd Street. The property will be on the left. [Click for Google Map directions.](#)



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