



# Sunflower County Business Opportunity

200 Second Street, Indianola, MS 38751



**\$142,500**



**EMERSON  
LOVELACE**

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# 200 Second Street, Indianola, MS 38751



- Zoned C2 – Prime Commercial Location
- Two Parcels Totaling Over 9,600± Sq Ft of Combined Lot Space
- 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
- 66x100 Lot with Covered Two-Car Carport
- Ideal Setup for Attorneys, Real Estate, or Professional Services

**This two-parcel 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, the first 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. The second parcel, a 66x100 open lot, adds value with a large covered two-car carport and plenty of additional space for parking or potential expansion. This is a rare opportunity to own a functional and prominently located office property in the heart of Indianola.**

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# AERIAL MAP



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

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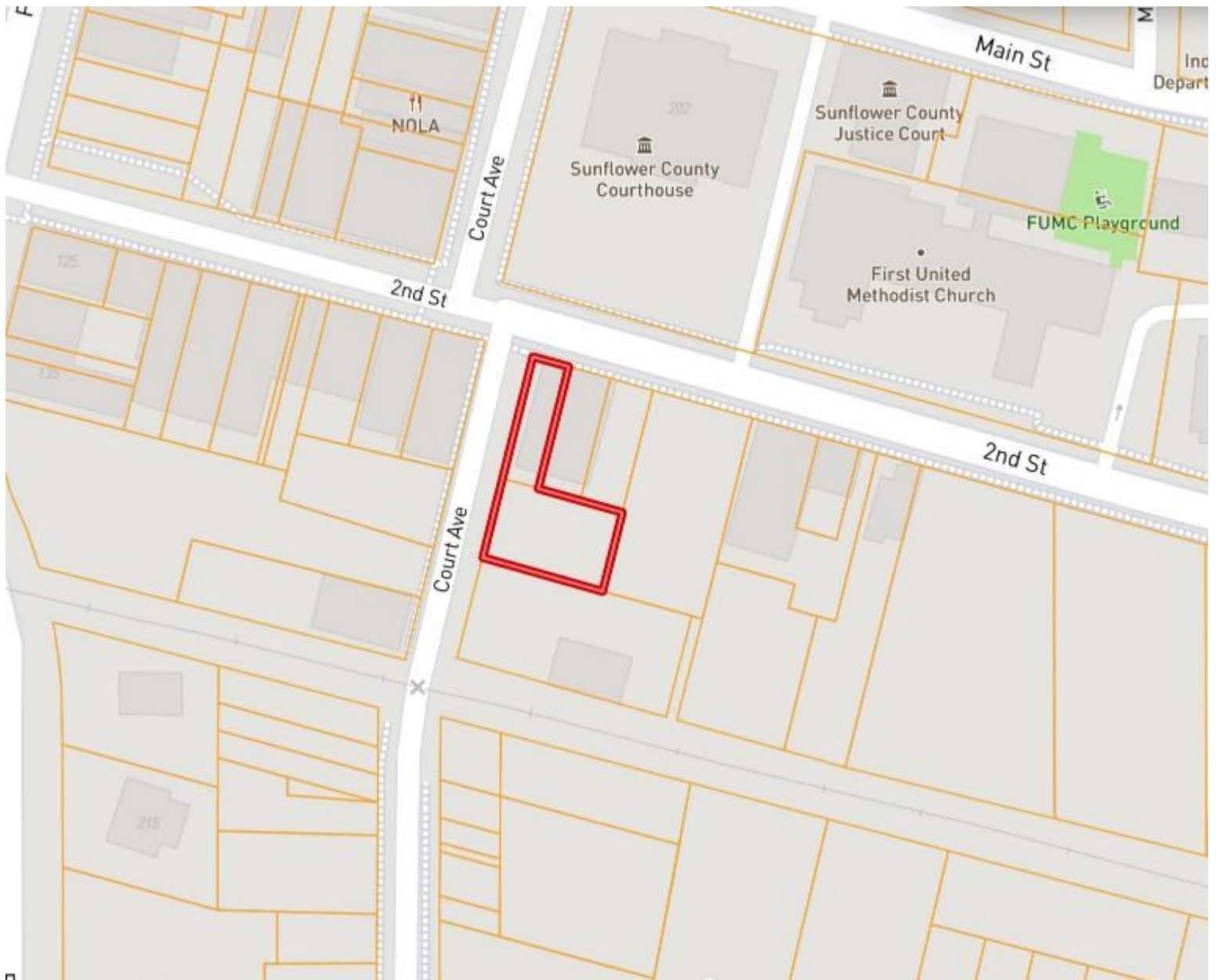


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# OWNERSHIP MAP



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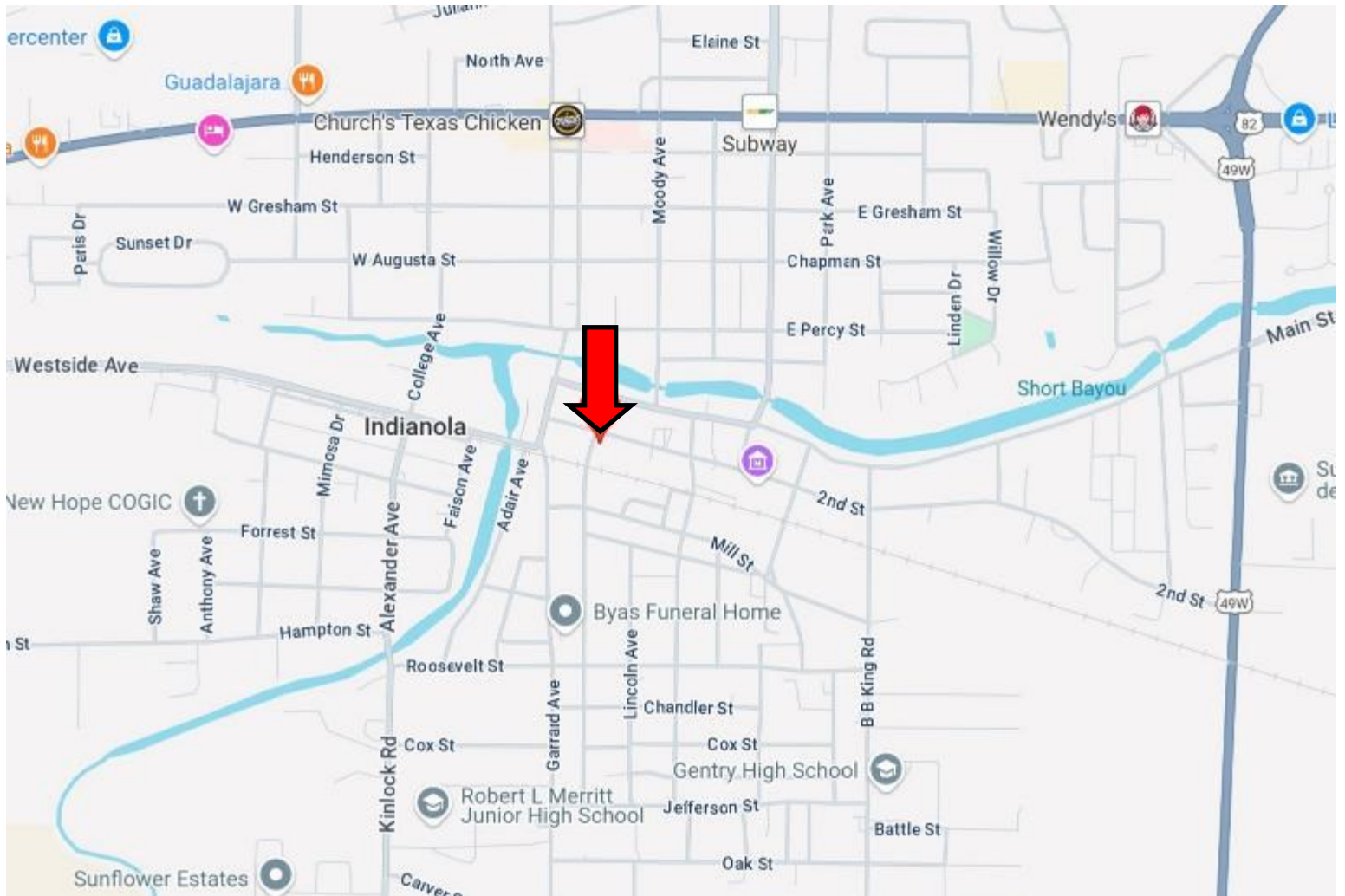
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# DIRECTIONAL MAP



**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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