

Investment Property

Lincoln County, MS



Convenient Store
Washateria
Office/Retail Space
Rental Home

\$260,000

Directions from I-55 in Brookhaven: Take exit 42 toward N Brookhaven. Turn left onto Dunn-Ratcliff Road NW/ Union Street Extended NE. In 1.7 miles, turn left onto Georgia Ave, turn right onto N Jackson Street. In .4 miles, turn left onto W Enterprise St. In .4 miles, turn left on to Main St. The property will be on the left.



413 N Main Street, Brookhaven, MS 39601



ELI FERGUSON, REALTOR®
Eli@TomSmithLand.com
601.990.5070 office | 601.757.7117 cell



Call us today!



TRINITY WEBB, REALTOR®
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TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.





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Are you looking for an investment property in Brookhaven, Lincoln County, MS? This gas station, washeteria, bait shop, office/retail space, and rental house are all-in-one! This .82± acre property provides current rental income and potential rental income. The gas station has kitchen equipment and commercial fridges in operable condition. It is currently vacant, but positive cash flow could be attained. The washeteria has 15 updated washers and six dryers, all in operable condition. The washeteria is currently rented for \$600 a month. Next to the washeteria is an office/retail space (approx. 400 sqft) that could be rented for \$400 a month or more. The rental house provides \$800 in rent from a long-term tenant and is a 3 Bed/1 Bath. The new owner could rent out all units to provide gross rent over \$2,800 a month, or the owner could operate a gas station while the other units bring in \$1,800 in gross rent. Contact Eli or Trinity for more details and to schedule a private showing.

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.82± ACRES

31.5881
-90.4302

[Interactive Map Link](#)

AERIAL MAP

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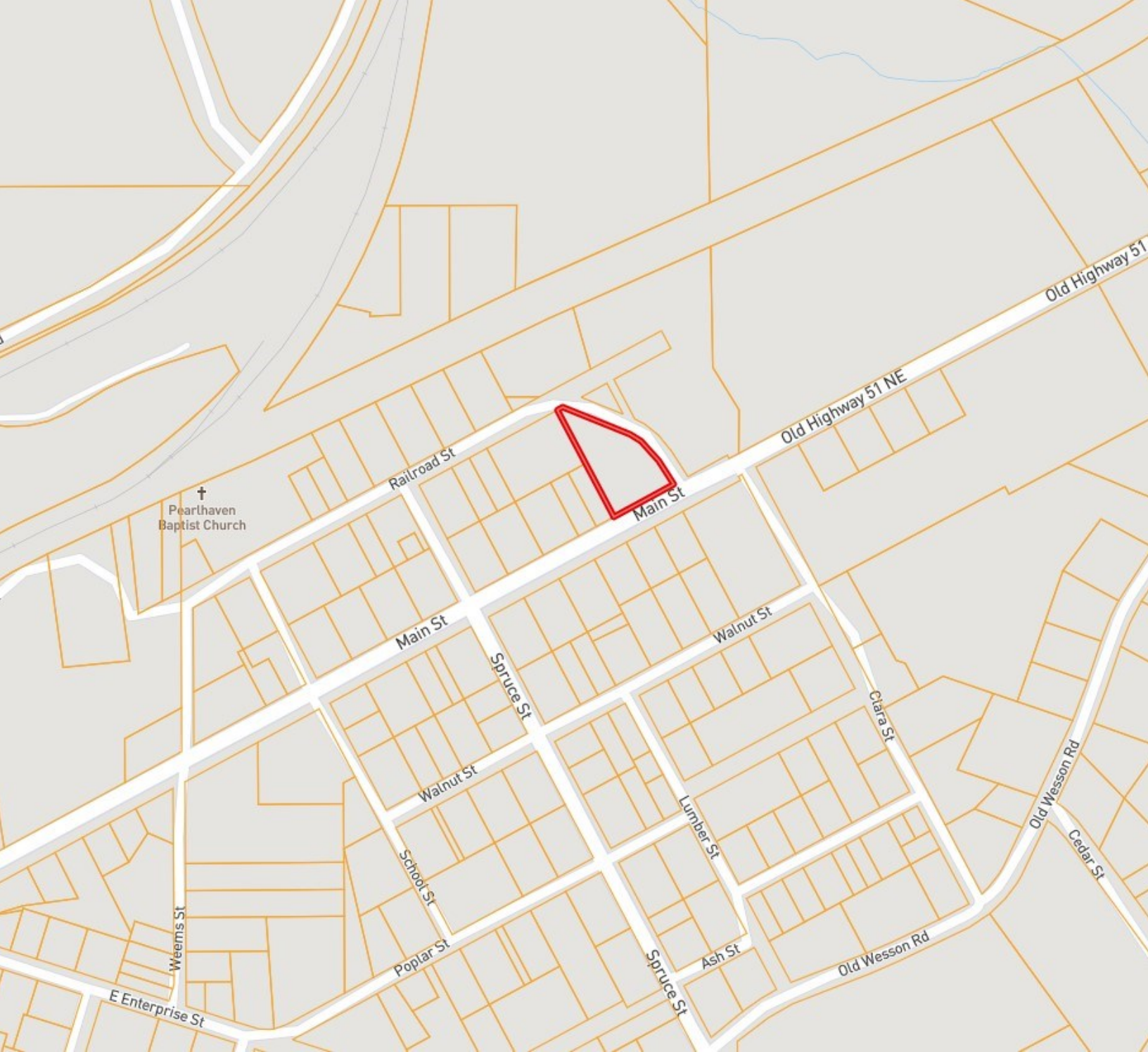


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OWNERSHIP MAP

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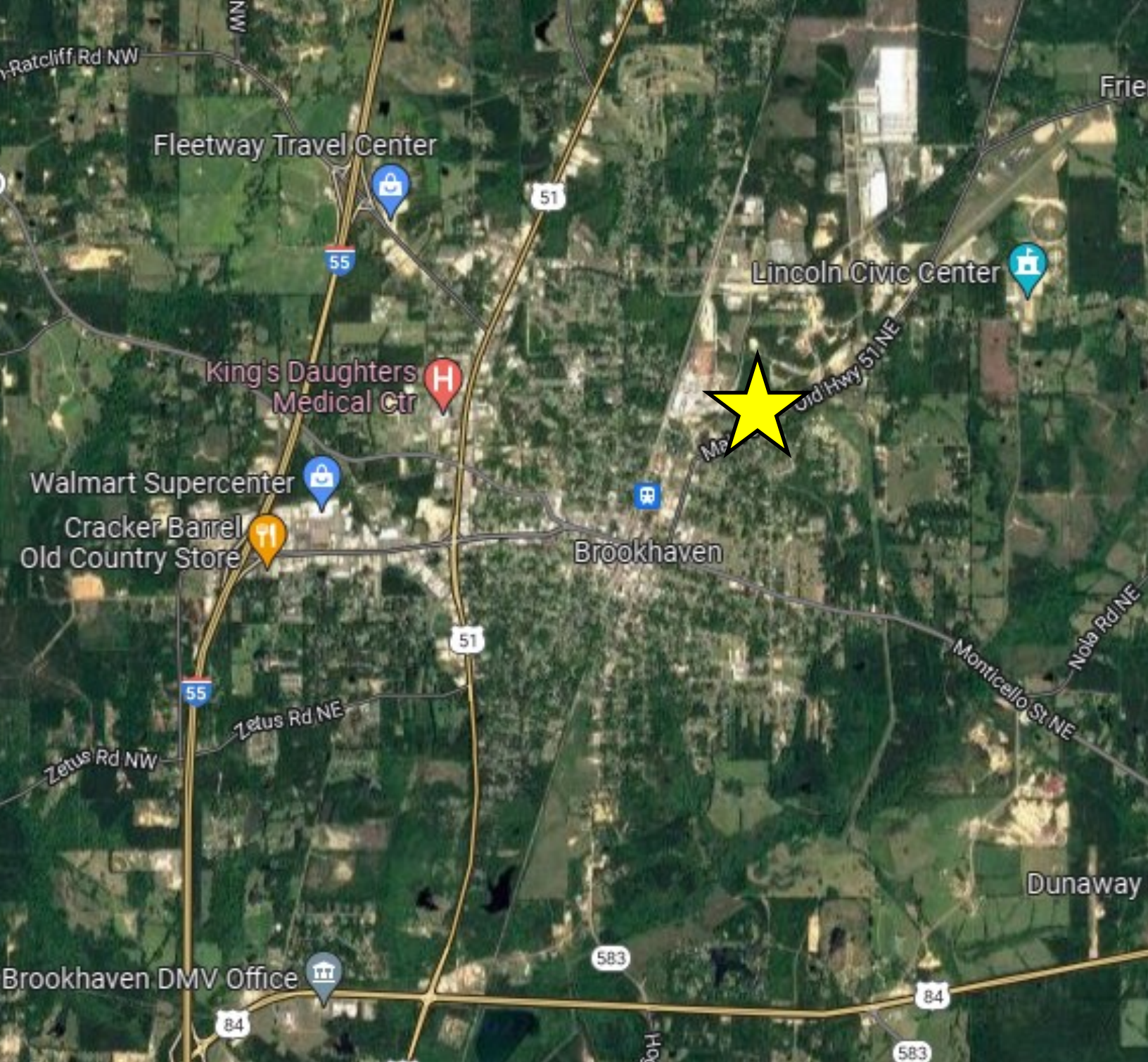


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CITY AERIAL MAP

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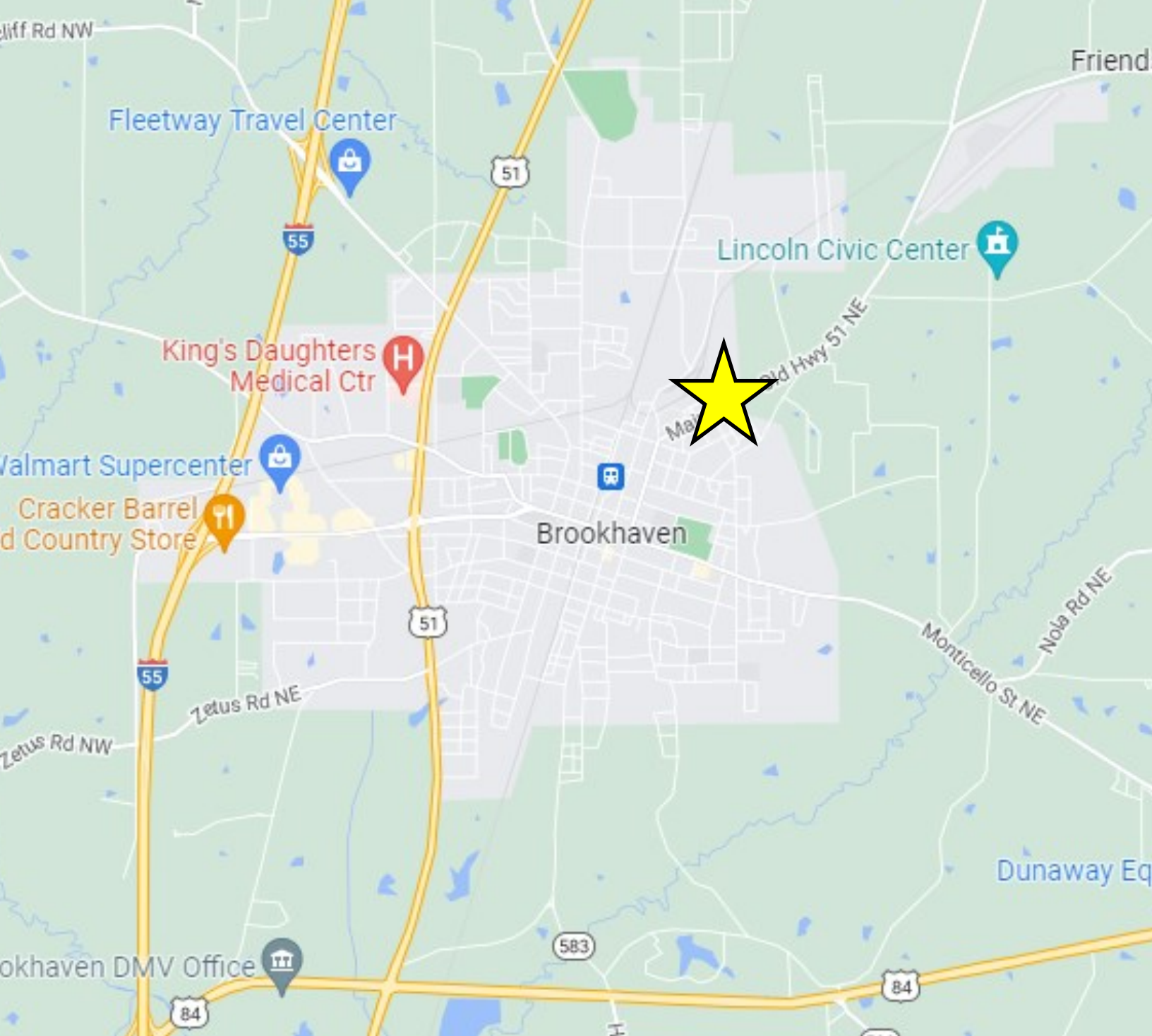


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CITY MAP

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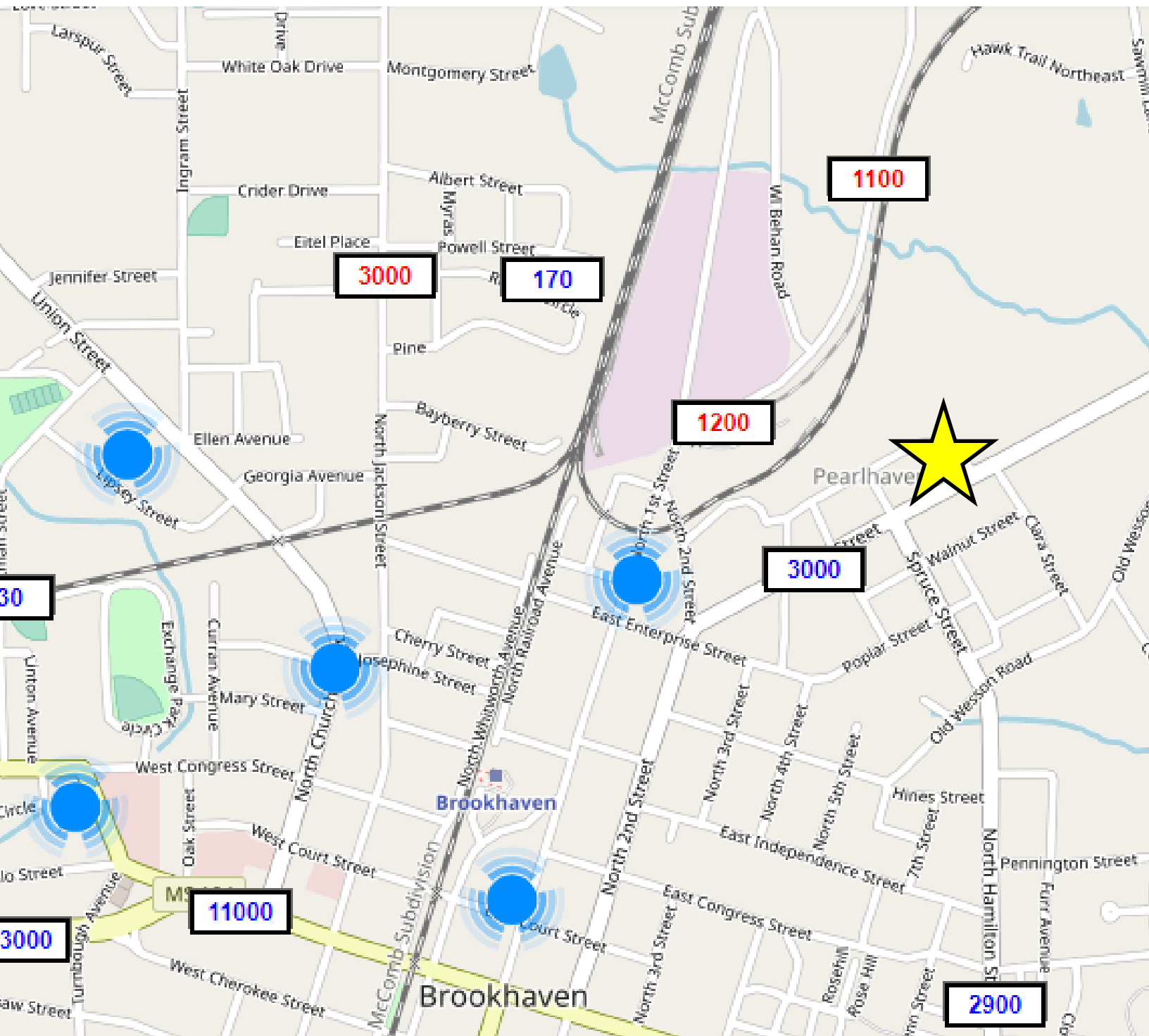


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TRAFFIC COUNT MAP

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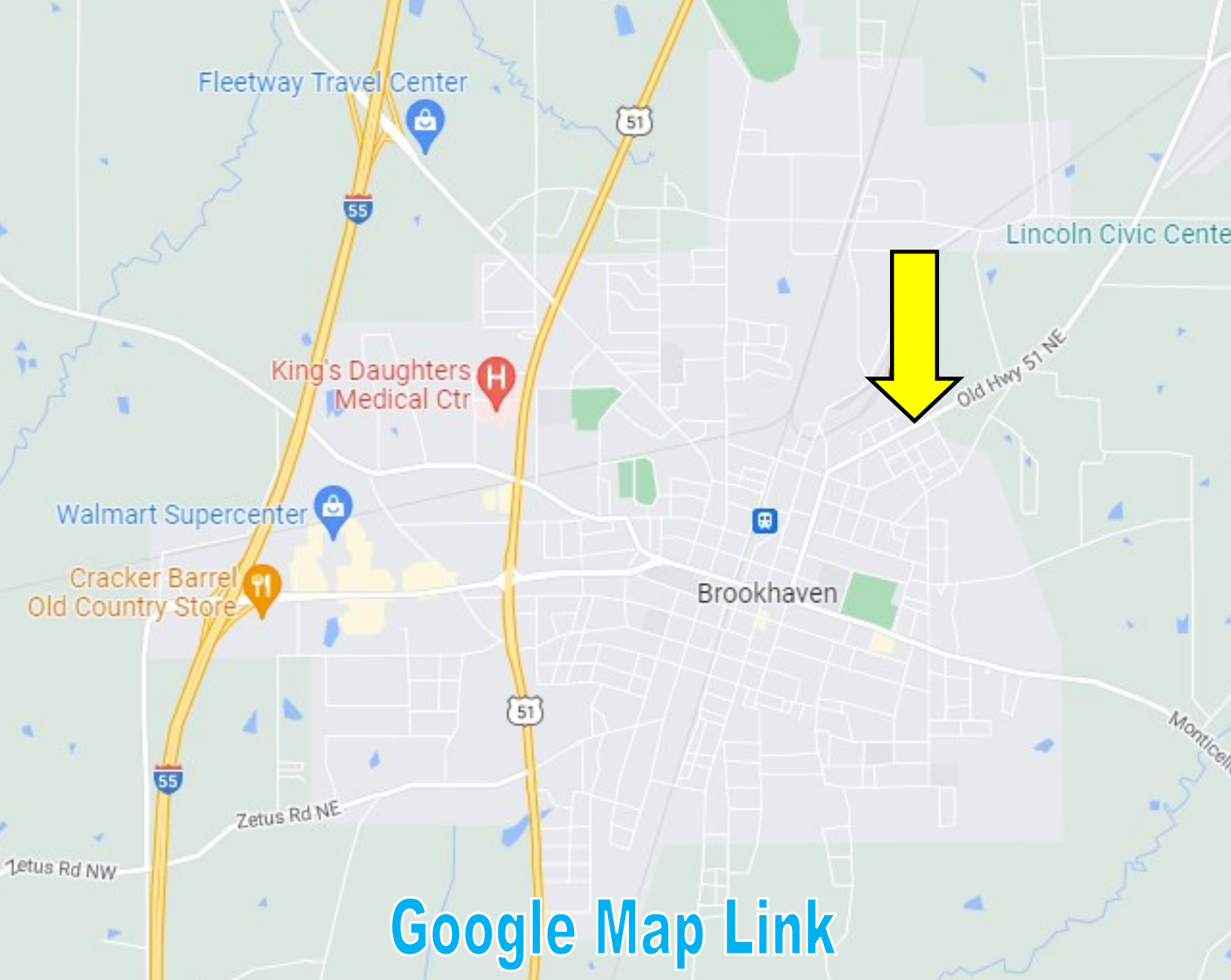


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[Google Map Link](#)

DIRECTIONAL MAP

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