



# Spacious Office Building on 3.17+/- Acres Lincoln County, MS



\$375,000

Take advantage of this ideal Lincoln County, MS commercial property listed under the most recent appraised value. The 8,000+/- square foot, brick building, situated on 3.17+/- acres, was built in 2005 and is sure to impress! This beautiful property has been meticulously maintained and is located within five minutes of downtown Brookhaven and I-55. The property is also centrally located to HWYs 583, 84 and 51. The 3,783+/- square foot heated and cooled interior consists of nine, large, private offices along the outside walls and centralized file room and conference room. One of the nine offices features a private half bath with a walk-in, tiled shower directly across the hall. A full-size kitchen, built-in reception area, and two restrooms complete the space. A security system is installed, along with mounted TV's in almost all rooms. Outside the building is a circle drive, immaculate landscaping, thirty parking spaces (twelve are covered) and plenty of room for expansion. Call Blake today for a private showing of this outstanding opportunity!

(Owner is entertaining all offers)

Directions from Exit #38 off Interstate 55 in Brookhaven, MS: Travel east on Hwy 84 for 2.3 miles and turn left onto Highway 583/S. First Street. Travel north for one mile on Highway 583/S First Street and the destination will be on your left.

Address: 1094 S. First Street Brookhaven, MS39601



*Call me today!*

**BLAKE SASSER, REALTOR®**  
Blake@TomSmithLand.com  
601.990.5070 office | 601-757-5027 cell



Expect More. Get More.

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Information is believed to be accurate but not guaranteed.





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## Aerial Map

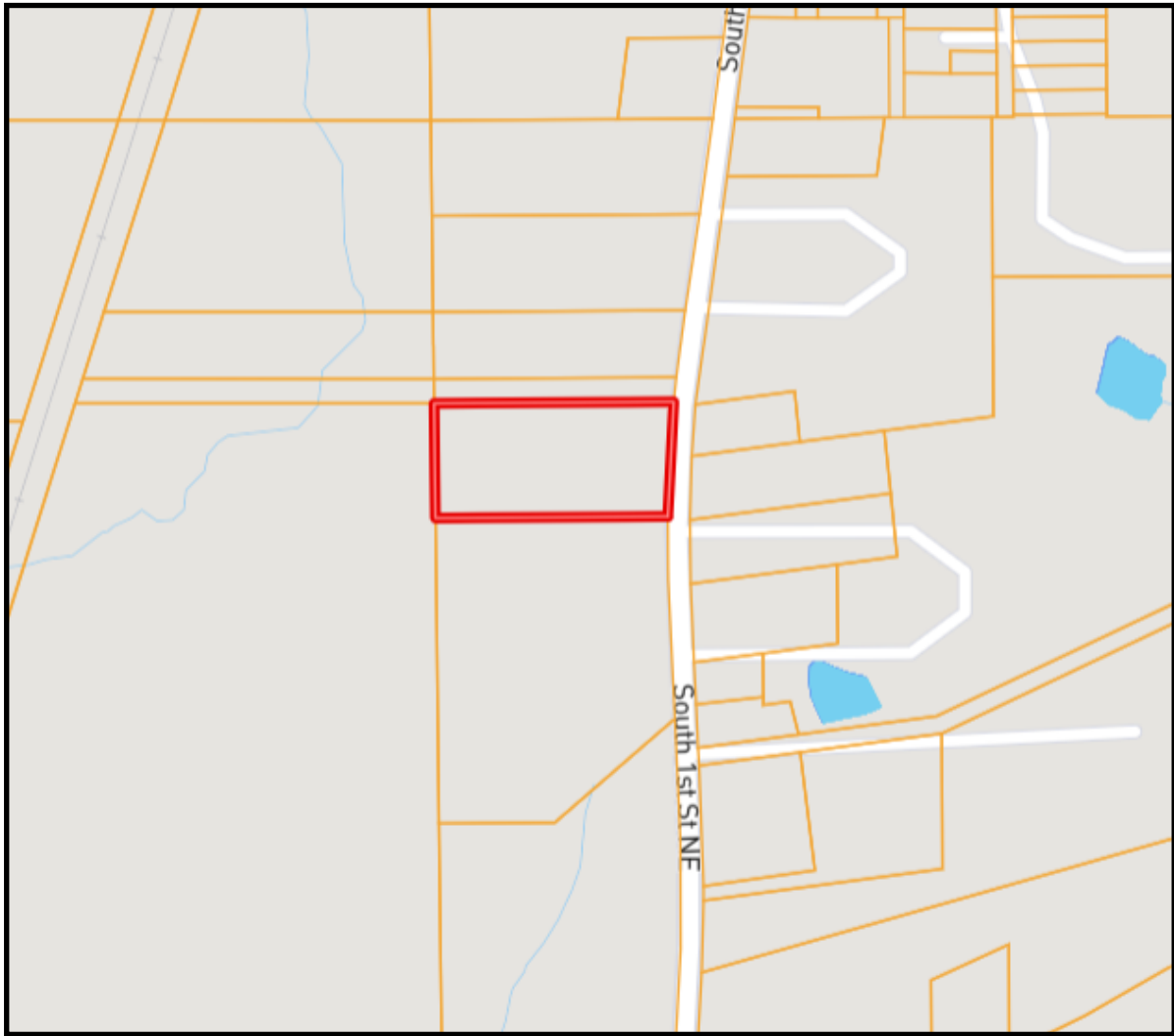


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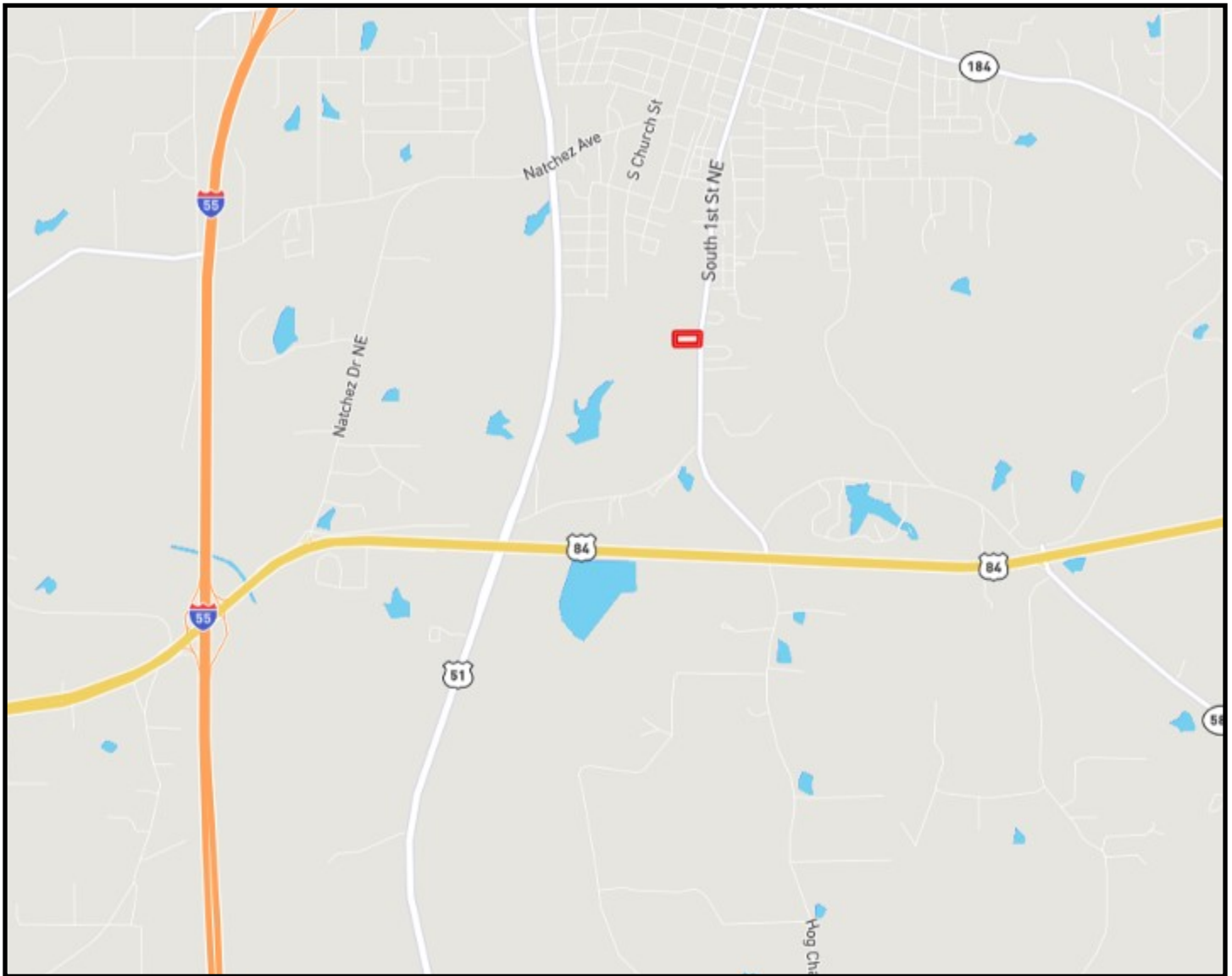
# Ownership Map



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## Directional Map

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