

**3± ACRES WITH
COMMERCIAL BUILDING
WASHINGTON COUNTY, MS
\$150,000**



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

OFFICE (662)846-1425

3± ACRES WITH COMMERCIAL BUILDING

PROPERTY PROFILE

LOCATION:

- Washington County, MS
- 1836 HWY 82W
Greenville, MS 38703

COORDINATES:

- 33.399864, -91.029037

PROPERTY INFORMATION:

- 3± Acres
- 16,500± Square Feet
- 2± Acre Lot Behind the Building
- Office Space
- 220 Feet Highway 82 Frontage
- 20,000 Cars Per Day

PROPERTY USE:

- Retail
- Commercial
- Pawn Shop
- Storage

TAX INFORMATION:

- 2022 - \$7,225.95
- Parcel #: 14014600000



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BILLY CARPENTER

LAND SPECIALIST

C: 662-820-2007

O: 662-846-1425

billy@smalltownproperties.com

701 W. Sunflower Rd - Cleveland, MS 38732

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

3± ACRES WITH COMMERCIAL BUILDING

INVESTORS, CHECK OUT THIS LARGE COMMERCIAL PROPERTY SITTING ON 3± ACRES WITH FRONTAGE ON HWY 82W IN GREENVILLE, MS. The building features approximately 16,500 square feet under roof. Retail and office space make up the front of the building while the rear is currently used for storage. The building has been the home of Greenville Pawn and Bargain since 1992. It has the potential for various businesses such as a furniture store, body shop, mechanics shop, or continue running it as a pawn shop. There is plenty of space behind the building as well. The total lot is 3± acres but you have approximately 2 acres behind the building in which you can add more buildings or use it to park equipment. You could also take the building down, relocate it somewhere else or sell it to fund new construction on the lot. According to MDOT traffic count, 22,000 cars pass by daily. Don't miss out on the opportunity to own one of the largest commercial lots on this stretch of Hwy 82!

Call Billy Carpenter today for your private showing!



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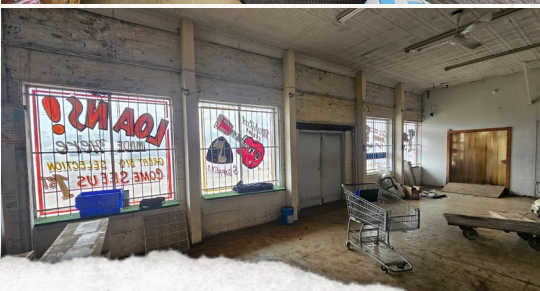
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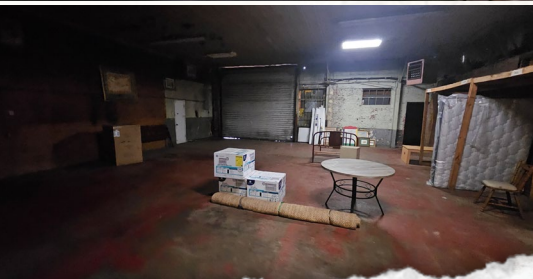
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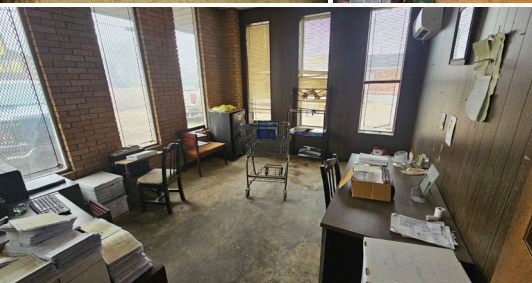
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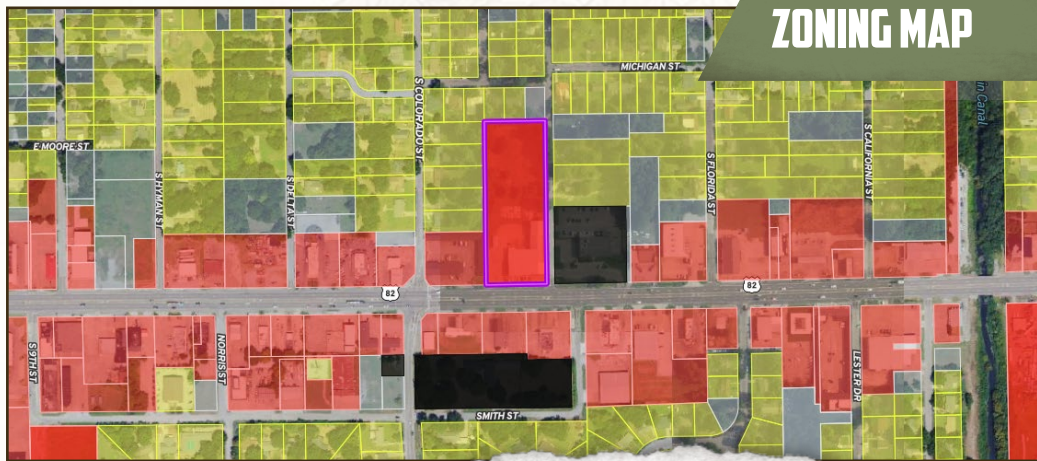
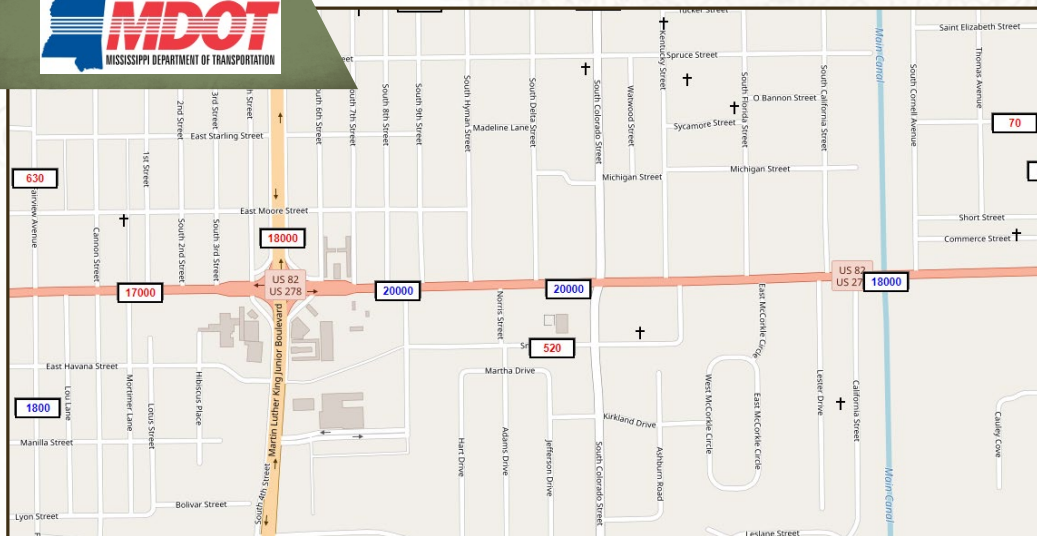
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ZONING MAP



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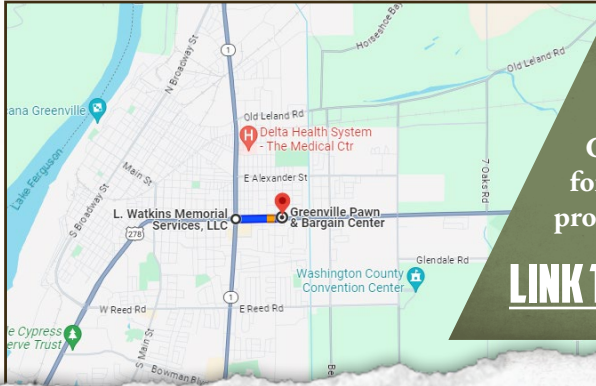


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MAPRIGHT LINK



Directions from the Intersection of Highway 82 & Highway 1 in Greenville: Travel East on HWY 82 for approximately half a mile. The property will be on your left.

LINK TO GOOGLE MAP DIRECTIONS



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