

Prime Commercial Opportunity

Sunflower County, MS



\$335,000

112 Court Ave. Indianola, MS 38751

Prime commercial opportunity located in the heart of Downtown Indianola. This $7,120 \pm$ sq/ft building sits on a 0.17-acre lot and is zoned C-2, allowing for a wide variety of commercial uses including retail, restaurant, office, and redevelopment. The property includes two parcels, a former restaurant space, and a large adjoining event venue offering exceptional flexibility for operations or expansion. All onsite furniture and trade fixtures are included (itemized lists available). Seller is open to selling the structure and trade fixtures separately if needed. Ideal for investors, restaurateurs, or developers seeking a highly visible downtown location with strong potential. Call Emerson to view this property today! .



**EMERSON
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REALTOR®
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Cell: 601.715.3302
Emerson@TomSmithLand.com



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TomSmithLandandHomes.com



Information is believed to be accurate but not guaranteed.



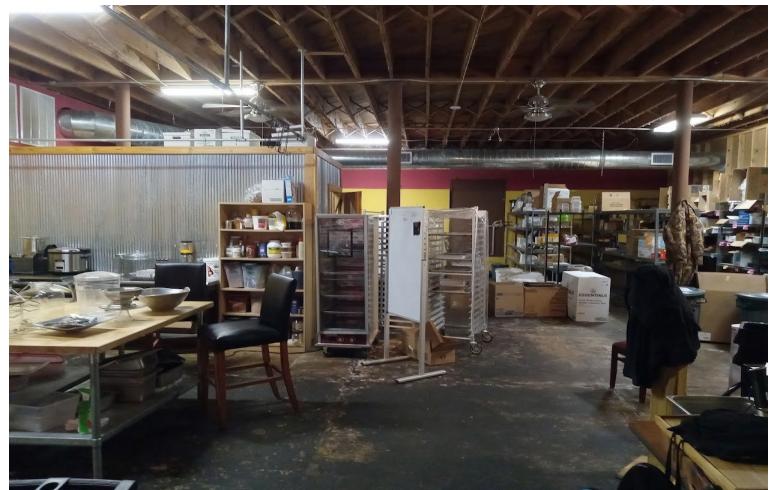
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AERIAL MAP



[Click for Interactive Map](#)

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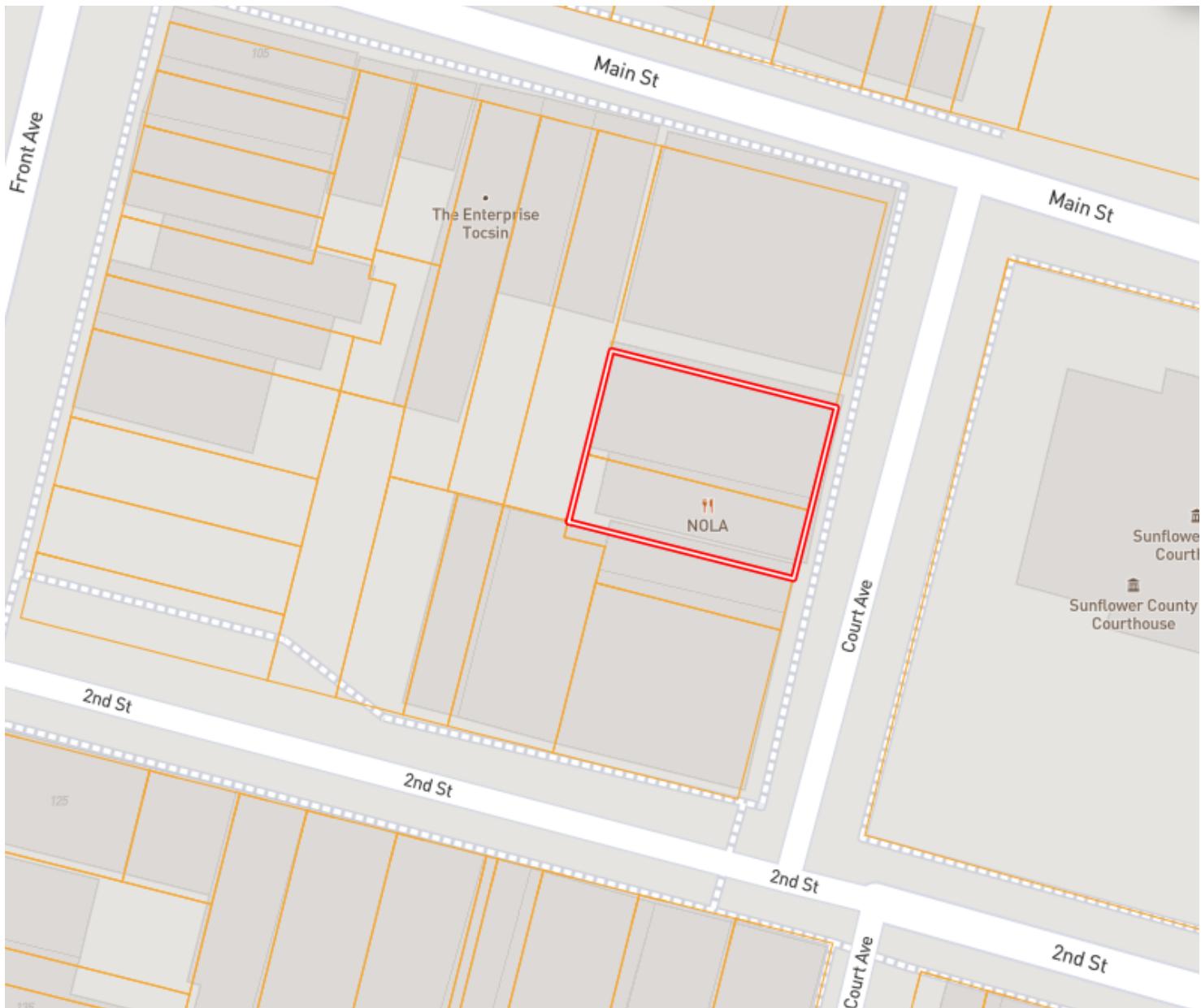
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OWNERSHIP MAP



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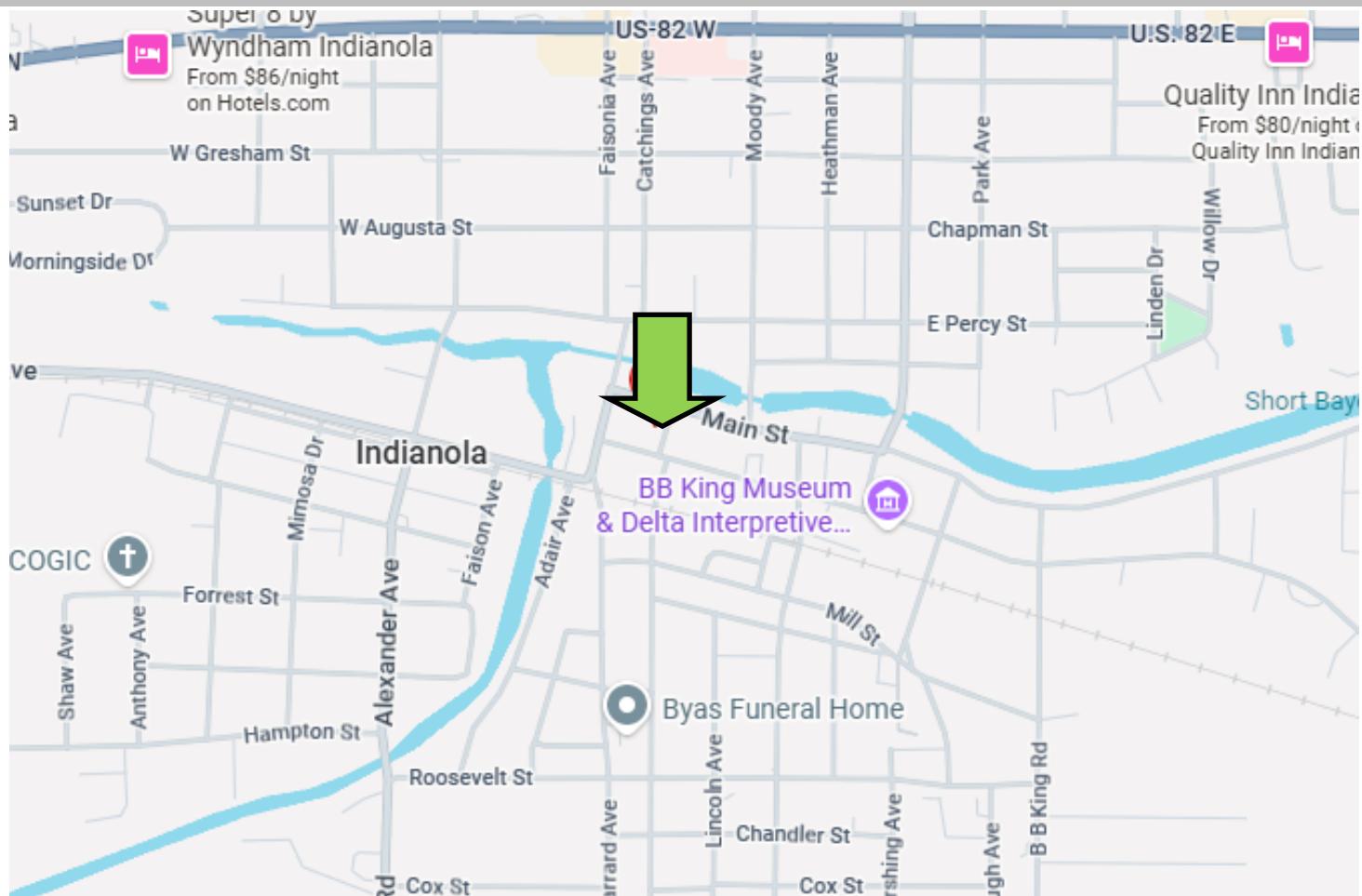
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DIRECTIONAL MAP



Address: 112 Court Ave. Indianola, MS 38751

Directions from the intersection of Hwy 49 and Hwy 82 in Indianola, MS: Travel West on Hwy 82 for approximately 0.7 miles, turn left onto N Sunflower Ave. In 0.6 miles turn right onto 2nd street, in 0.2 miles turn right onto Court Ave. and in 164 ft the building will be on the left. [Click for Google Maps.](#)

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