

Prime Commercial Opportunity

112 Court Avenue, Indianola, MS 38751

Sunflower County



\$235,000



Expect More. Get More.

**EMERSON
LOVELACE**
REALTOR®

Office: 601.898.2772
Cell: 601.715.3302

Emerson@TomSmithLand.com

**A Real Estate Expert
You Can Trust!**



TomSmithLandandHomes.com

Office: 601.898.2772

Property Information

Location:

- Indianola, MS

Property Use:

- Commercial

Coordinates:

- 33.4513 -90.6502

Property Highlights

- Zoned - C2 (Community Commercial)
- 7,120± sq/ft
- 0.17± acre lot
- Retail / Restaurant / Development
- All Furniture Onsite (Itemized List Available)
- All Trade Fixtures (Itemized List Available)
- Located Downtown
- Two-Parcel Sale
- Large Event Space adjoining Restaurant
- Office & Retail Potential

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Commercial Property

Prime commercial opportunity located in the heart of Downtown Indianola. This 7,120± 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). The 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!



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Commercial Property



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Aerial Map

[VIEW INTERACTIVE MAP](#)



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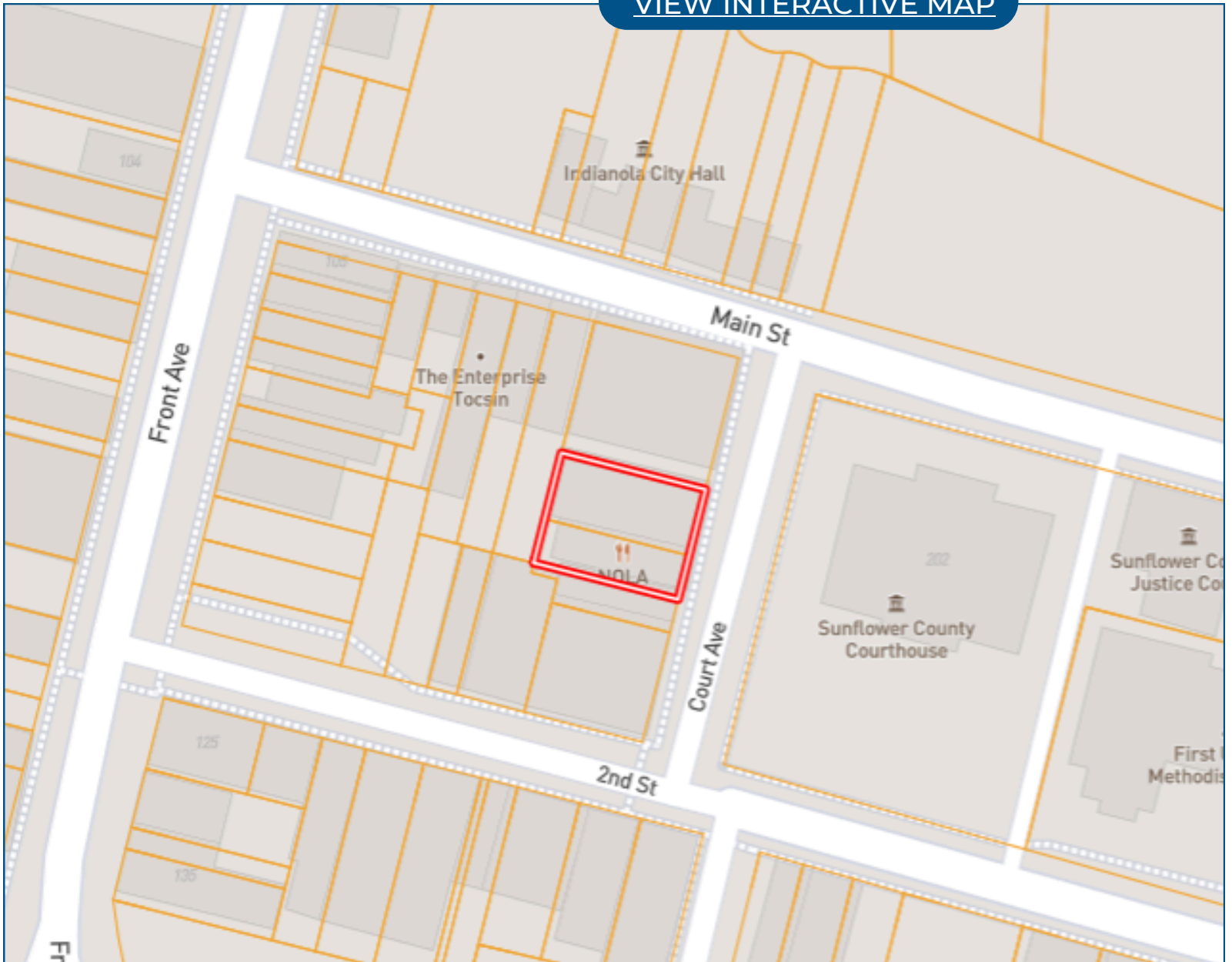
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Ownership Map

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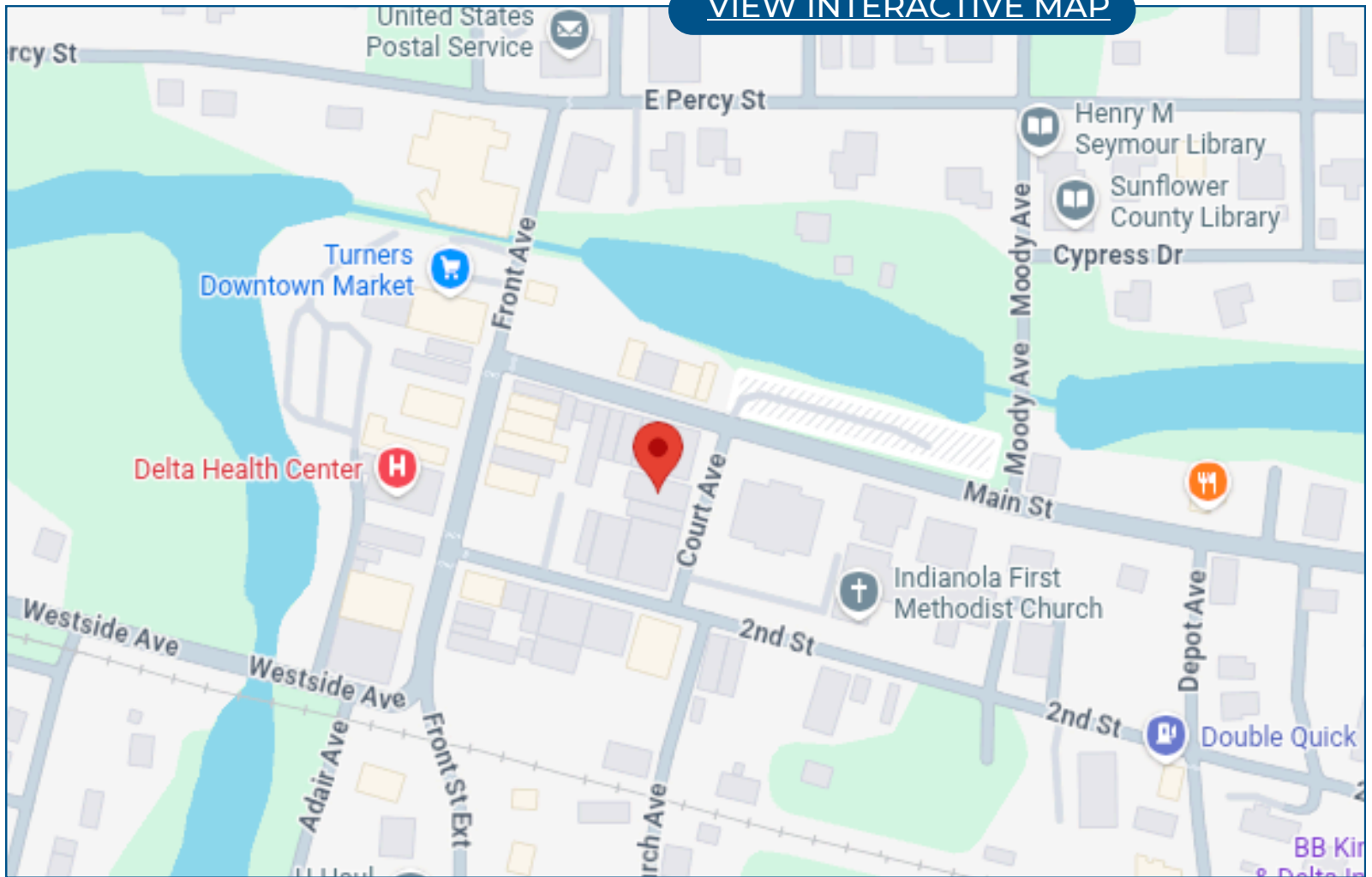
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Directional Map

[VIEW INTERACTIVE MAP](#)



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.

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Listing Agent



EMERSON LOVELACE

Emerson is a fifth generation native of the Mississippi Delta dating back to the late 1800's. With strong family ties in the Indianola Commercial Real Estate Market, Emerson manages and consults both clients and prospective clients on real estate opportunities in and around Sunflower County, MS.

After graduating from the University of Mississippi with a Bachelor of Business Administration degree in 1998, Emerson spent a year enjoying the mountains of Aspen, Colorado which proved to be a much-needed prospective change for his future plans. His first job in real estate would be realized in Denver, Colorado as a real estate mortgage consultant, followed by six years managing a successful financial futures trading group at the Chicago Board of Trade.

Originally receiving his real estate license in 2006 selling homes along the beaches of Highway 30A in Florida, Emerson has since held real estate licenses in both Georgia and Mississippi as well. Shortly after moving back to the Mississippi Delta in 2013 to manage and sell his real estate investments, he decided his love of the area was just too strong to move away. As a consultant with his late father's firm Lovelace Real Estate Investments, Emerson built a successful real estate investment portfolio he proudly manages to this day.

Over the course of his professional career in real estate finance, sales, consulting and management, nothing is more important to Emerson than the fiduciary relationship with his clients. Attention to detail, hard work, dedication, and an open mind are of the utmost importance to him getting the job done right and maintaining long lasting relationships for the future.

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CALL EMERSON TODAY!



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