

# Prime Commercial Opportunity

Washington County

1634 Highway 1, Greenville, MS 38701



**\$375,000**



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[TomSmithLandandHomes.com](http://TomSmithLandandHomes.com)

Office: 601.898.2772

# Property Information

## Location:

- 1634 Highway 1  
Greenville, MS 38701

## Coordinates:

- 33.37745, -91.03895

## Property Use:

- Investment Opportunity
- Retail
- Office

# Property Highlights

- 0.23± Acres
- 4,576± Sq Ft Total Space
- Two Separate Units
- 1,464± Sq Ft Office Space
- 3,100± Sq Ft Vacant Unit
- New Roof
- Security Cameras
- Additional Lot



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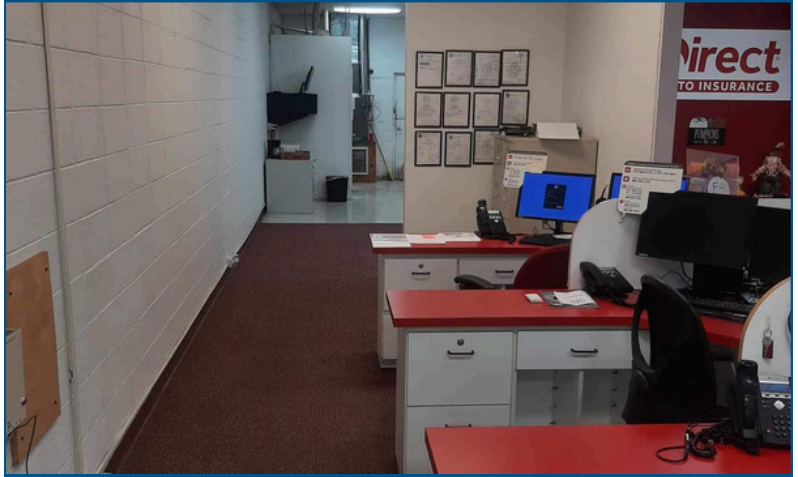
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# Commercial Property

Positioned along busy Highway 1 in Greenville, MS, this 4,576± sq. ft. commercial property offers exceptional visibility and strong traffic exposure, making it a prime investment opportunity. The building features two separate units, including a 1,476± sq. ft. office space with reception area, central office, private restroom, and storeroom. This unit is currently leased with a Triple Net Lease. The larger vacant unit provides endless potential for retail, wholesale, or office conversion, complete with a breakroom, dressing room, restroom, upstairs storage, and upgraded lighting. Recent improvements include a new roof with a warranty and security cameras for added peace of mind. Plenty of parking, convenient access to nearby restaurants and retail, and an additional lot for expansion or storage make this property even more attractive, combining steady income with excellent upside potential.



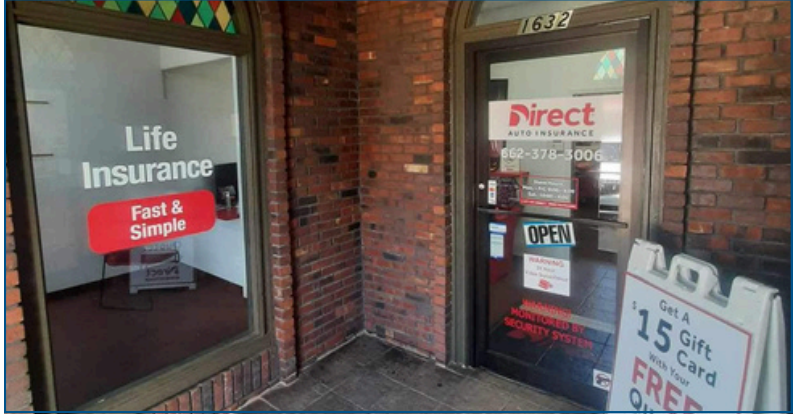
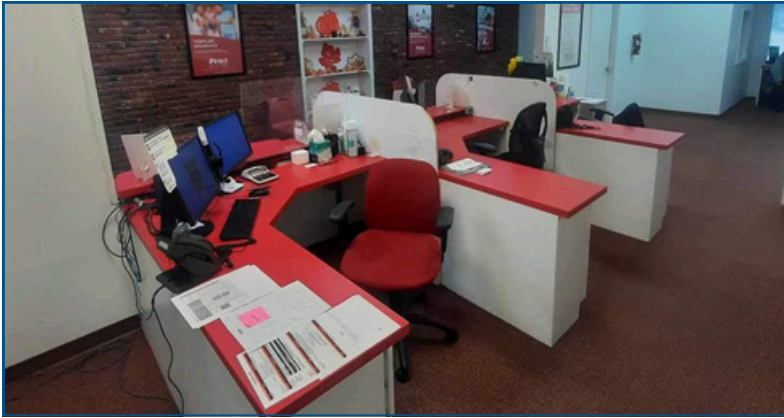
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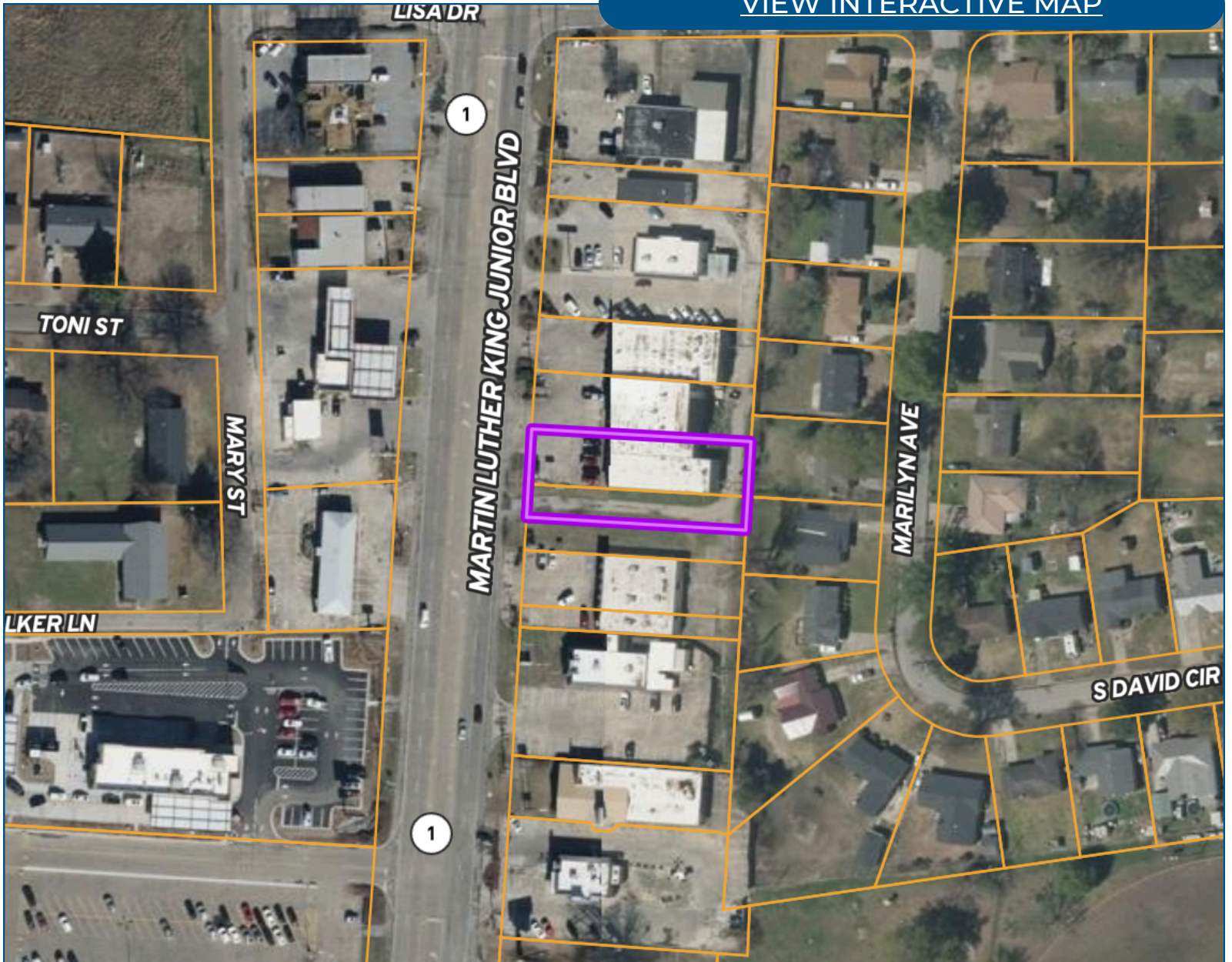
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# Aerial Map

[VIEW INTERACTIVE MAP](#)



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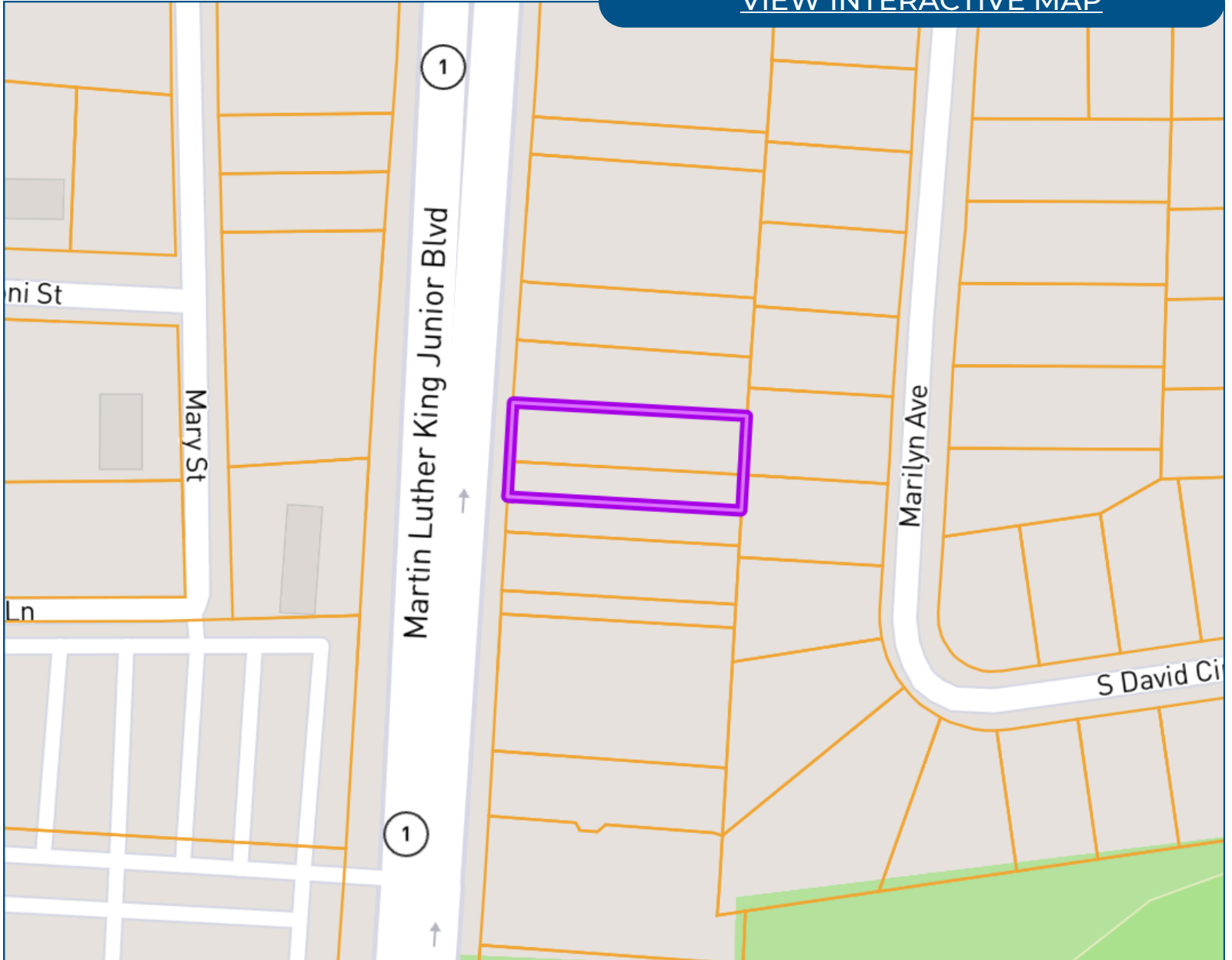
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# Ownership Map

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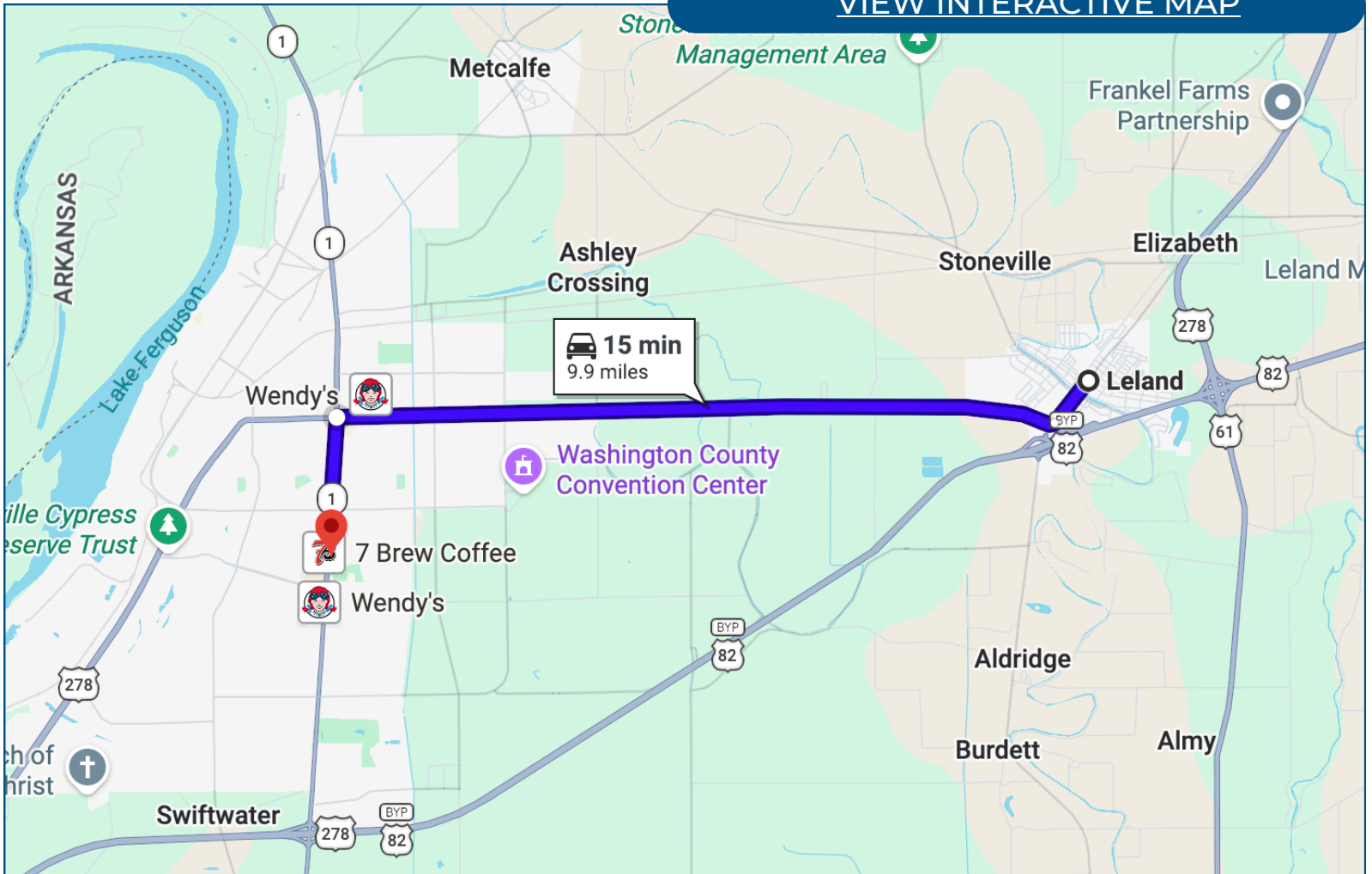
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# Directional Map

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## Directions from Leland, MS:

Head toward E 3<sup>rd</sup> Street for 0.6 miles. Turn right onto US-278 W/US-82 W for 7.8 miles. Turn left onto Martin Luther King Jr Blvd for 1.5 miles. The destination will be on your left.

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