

# Well Established Laundromat

315 Second Street

Indianola, Sunflower County, MS 38751



**\$1,049,500**



Expect More. Get More.

# Property Information

## Location:

- Indianola, MS

## Property Use:

- Commercial

## Coordinates:

- 33.4501, -90.6465

# Property Highlights

- 8,000± Square Feet
- C2 - Community Commercial Zoning
- Corner Lot
- MSDOT Daily Traffic Count - 4,300
- Built in 1980
- Completely Renovated in 2023



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

**EMERSON  
LOVELACE**  
REALTOR®

Office: 662.441.2500  
Cell: 601.715.3302

Emerson@TomSmithLand.com



# Commercial Property

Well-established laundromat located on a high-visibility 0.79± acre corner lot in Sunflower County. This 8,000± sq ft building, zoned C2 – Community Commercial, offers excellent exposure with an MSDOT traffic count of approximately 4,300 vehicles per day.

Completely renovated in 2023, the property features a new roof, updated electrical and plumbing, tankless hot water system, security system, and dual 5-ton HVAC units. Equipped with high-quality Dexter washers and dryers and a FasCard system with F3 readers, accepting both coin and card, plus a bill changer.

Includes additional retail rental space for added income potential. Financials available. Priced on cash flow valuation.

A true turnkey investment with strong upside—call Emerson today!



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# Commercial Property



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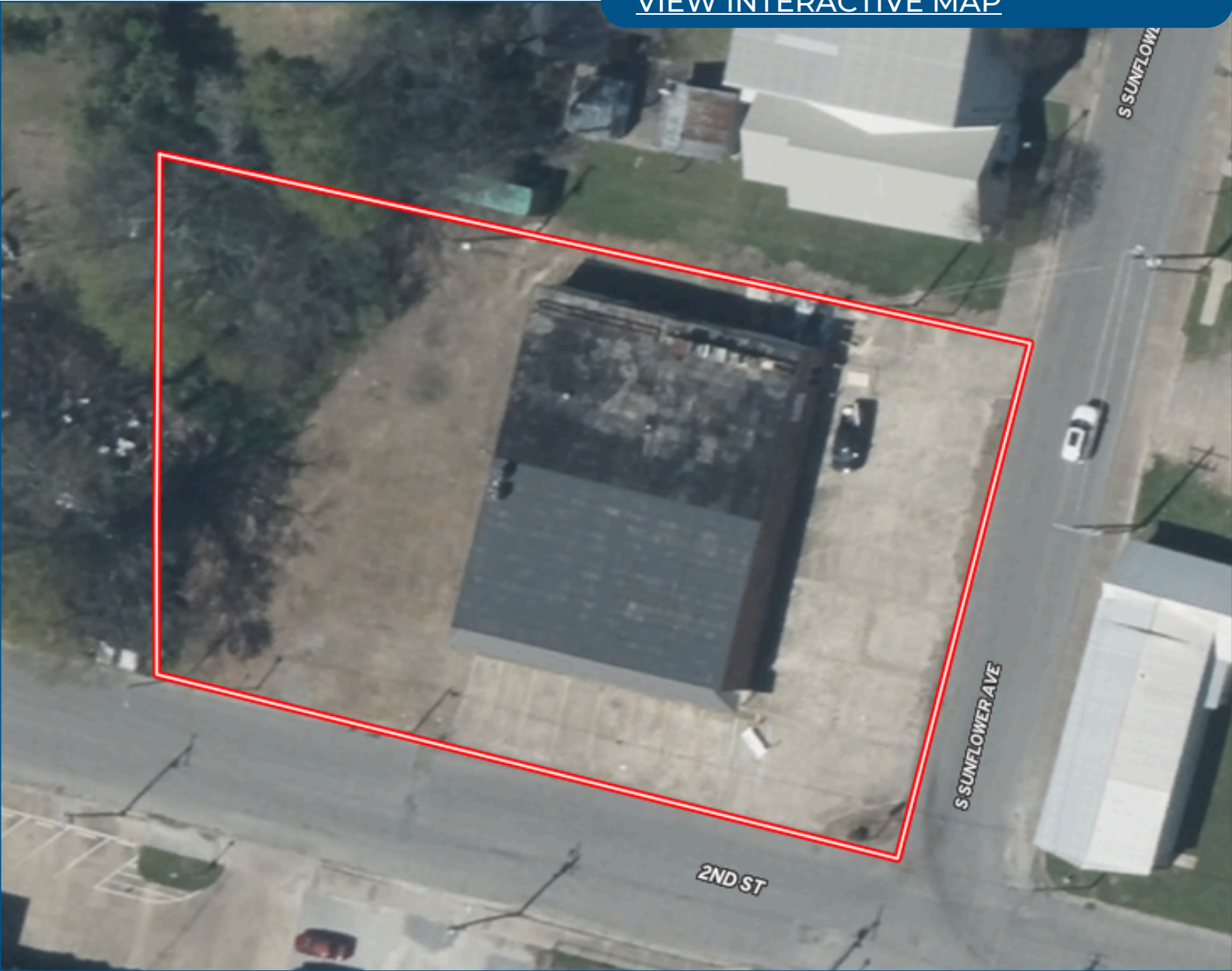
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# Aerial Map

[VIEW INTERACTIVE MAP](#)



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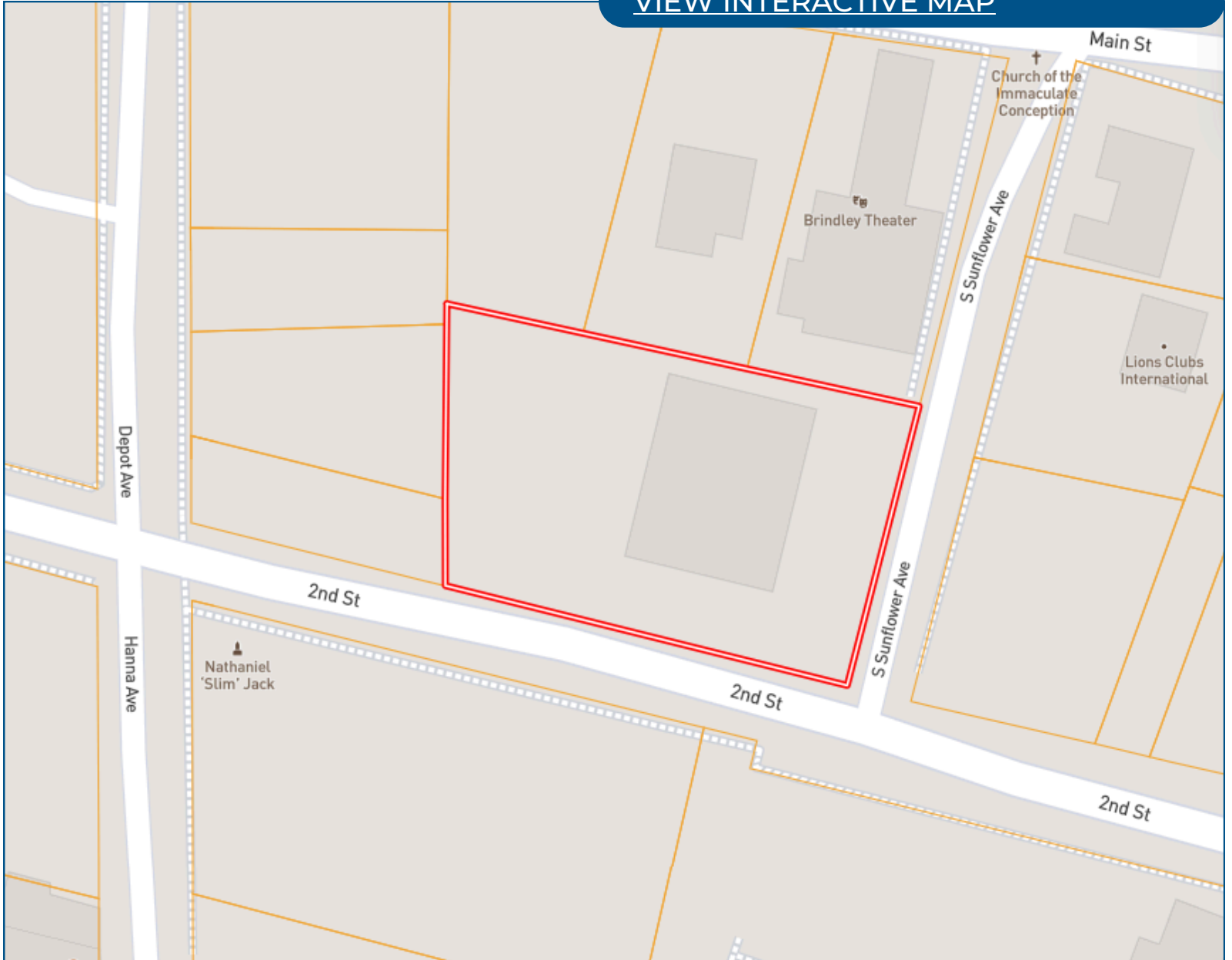
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# Ownership Map

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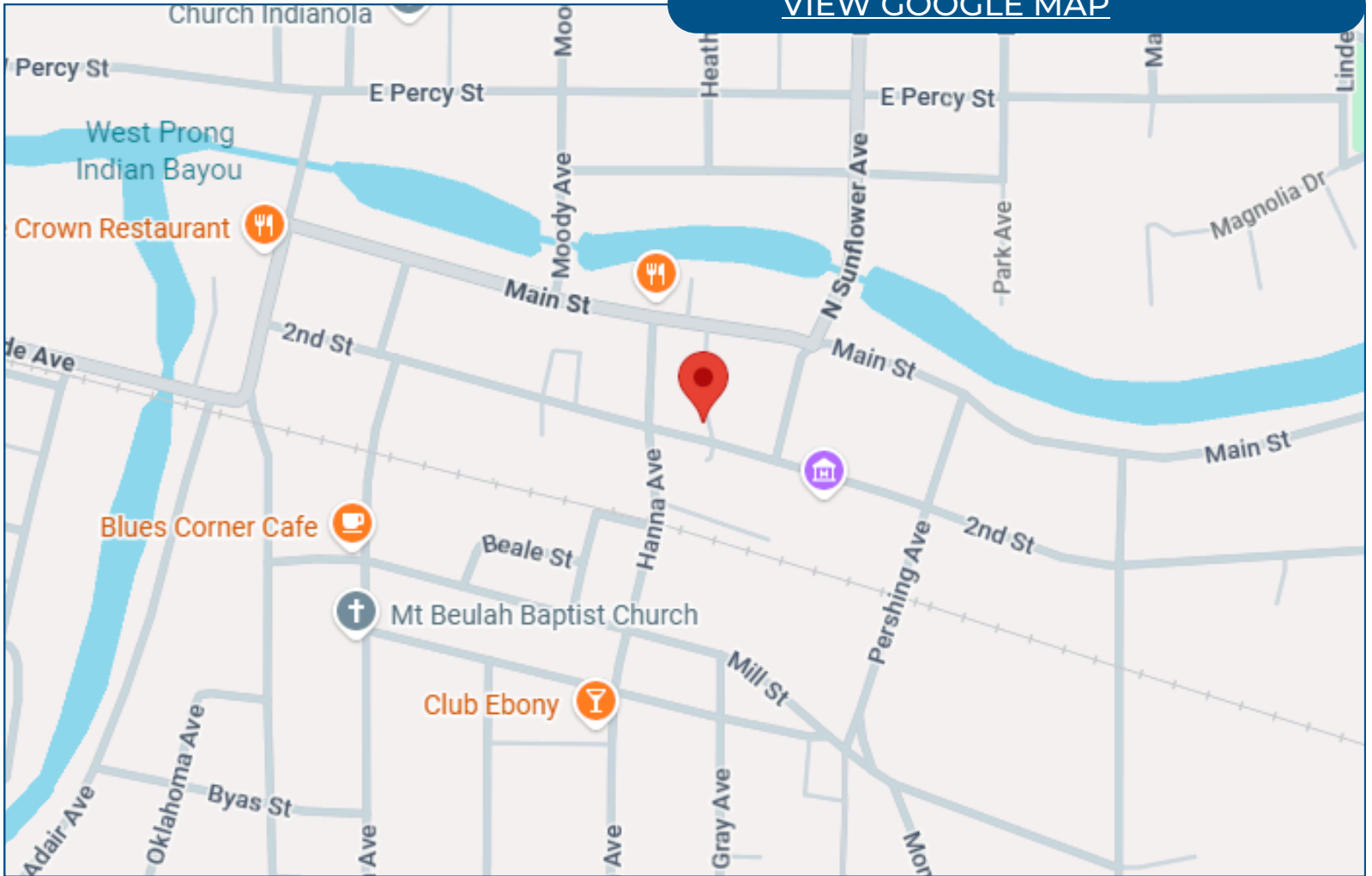
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# Directional Map

[VIEW GOOGLE MAP](#)



**314 Second Street Indianola, MS 38751**

Directions from the intersection of Hwy 82 and Hwy 49 Indianola, MS: Travel South on Hwy 49 for approximately 0.8 miles. Turn right onto 2<sup>nd</sup> Street and in 0.9 miles the building will be on the right.

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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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