

OFFICE BUILDING FOR SALE

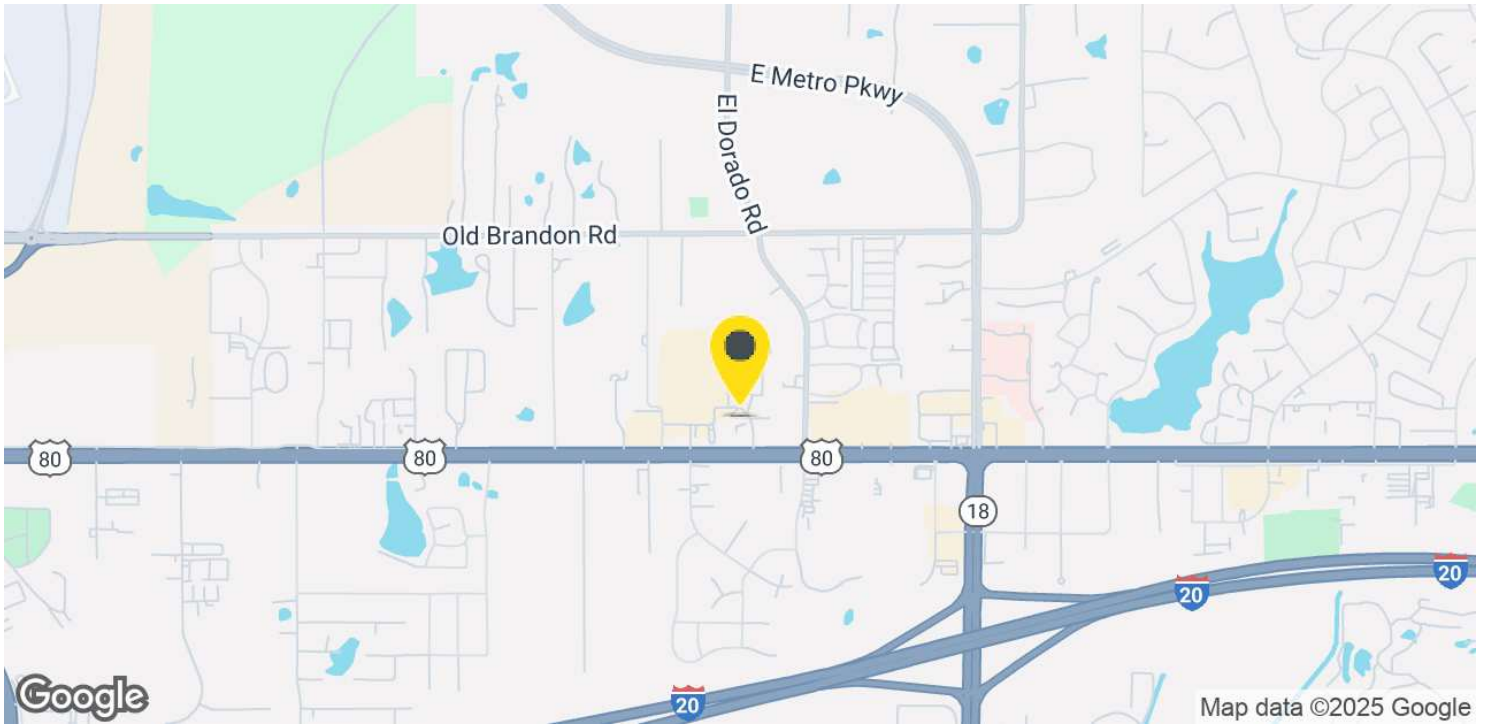
WESTSIDE COVE

109 WESTSIDE CV PEARL, MS 39208



JEFF SPEED, CCIM
601.624.8380
jeff@speedcres.com

OFFICE BUILDING FOR SALE



PROPERTY DESCRIPTION

Introducing a compelling investment opportunity in the bustling Pearl area. This superb property features a 7,550 SF building with 6 units, offering an ideal space for office or office building investment. Built in 2000 and zoned C2, the property ensures versatile usage options and is currently at 100% occupancy, presenting a strong and stable income stream for potential investors. With a prime location in Pearl, MS, this meticulously maintained property is ready to provide a lucrative return on investment while offering a contemporary and professional space to tenants. Don't miss the chance to capitalize on this exceptional commercial real estate gem.

PROPERTY HIGHLIGHTS

- 7,550 SF building
- 6 units
- Built in 2000
- Zoned C2
- Located in the Jackson area
- 100% occupancy

OFFERING SUMMARY

Sale Price:	\$950,000
Number of Units:	6
Lot Size:	0.93 Acres
Building Size:	7,550 SF
NOI:	\$68,461.64
Cap Rate:	7.21%

JEFF SPEED, CCIM

601.624.8380

jeff@speedcres.com

OFFICE BUILDING FOR SALE



JEFF SPEED, CCIM
601.624.8380
jeff@speedcres.com

OFFICE BUILDING FOR SALE



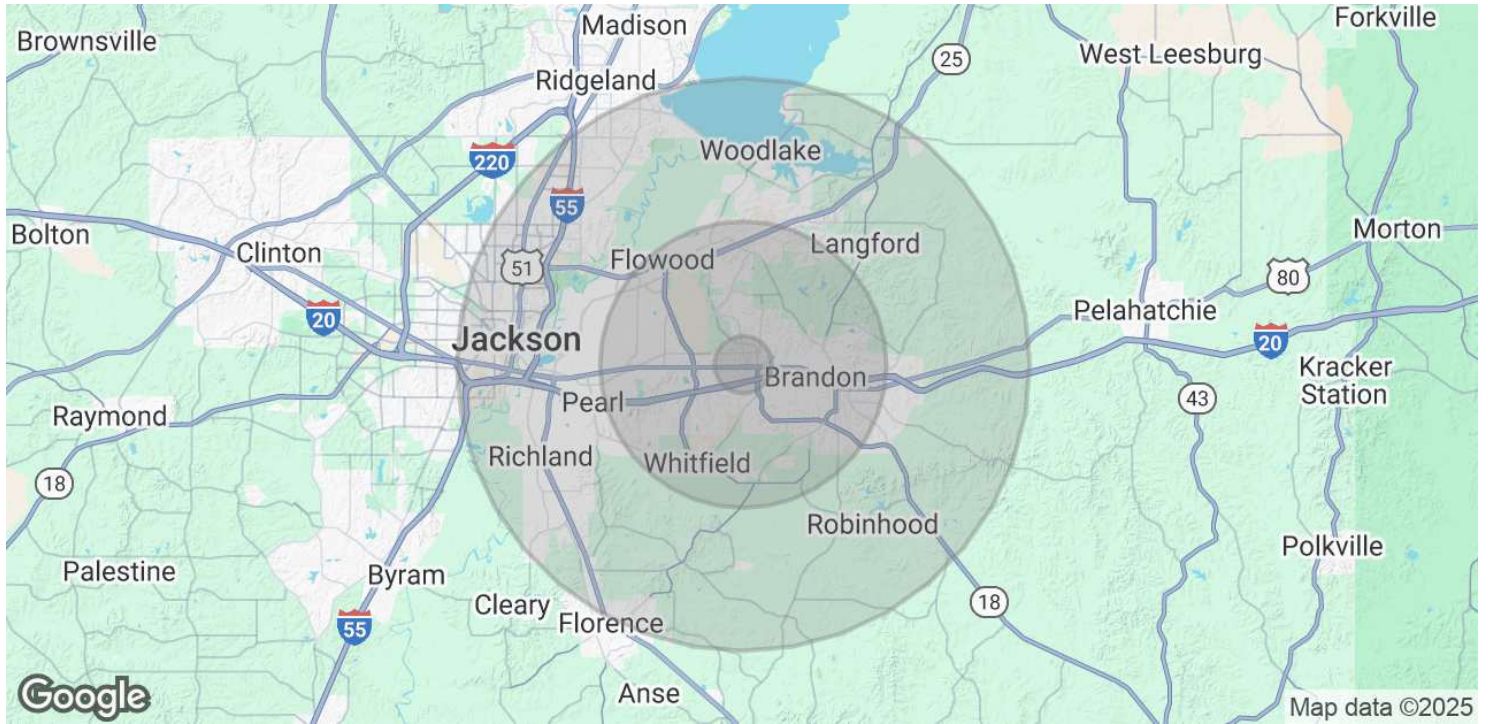
JEFF SPEED, CCIM
601.624.8380
jeff@speedcres.com

OFFICE BUILDING FOR SALE



JEFF SPEED, CCIM
601.624.8380
jeff@speedcres.com

OFFICE BUILDING FOR SALE



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	4,562	63,855	191,523
Average Age	43	40	40
Average Age (Male)	41	39	38
Average Age (Female)	45	41	41
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	2,137	24,069	77,882
# of Persons per HH	2.1	2.7	2.5
Average HH Income	\$77,127	\$93,871	\$93,053
Average House Value	\$269,578	\$265,095	\$264,677

Demographics data derived from AlphaMap

JEFF SPEED, CCIM

601.624.8380

jeff@speedcres.com