

4111463

711 US-82 Greenwood, MS 38930
Commercial Sale Active

List Price:	\$395,000	Sub-Type:	Mixed Use
Bedrooms:	0	Approx Lot	0.92
Bathrooms Total:	3	Size Acres:	
Bathrooms Half:	3	Lot Size	100x401
Total Square Footage:	12,344	Dimensions:	
SqFt Source:	Assessor	Subdivision:	Whittington Addition
List Price Sqft:	\$32	Community	N/A
Year Built:	1976 (Public Records)	Of:	
Total Floors:	1	County:	Leflore
Divisible:	No	Zoning:	Commercial
		New	No
		Construction:	Updated/Remodeled
		Property Condition:	
		Never	No
		Occupied:	
		Complex Name:	
		Sold In	No
		Previous 12 Months:	

Legal Description: LOT 4 BLOCK 3 WHITTINGTON SOUTHSIDE ADDITION 100'X 401'XIRRE WHITTINGTON SOUTHEAST

Parcel #: 10016021601100

Directions to Property: Get on Hwy 82/49 Bypass, next door to Home Hardware.

Tax Year:	2024	Flood Insurance Required?:	No
Tax Annual Amount:	\$4,725	16th Section:	Yes
Leasehold Y/N:	No		

School District: Greenwood Public

High School: Greenwood

Public Remarks: Multi use building with Highway 82 frontage. Retail office space facing Highway 82 with 10,586 sq ft of insulated warehouse space behind the office. Warehouse and retail office space are currently 100% rented by long term tenants. The 2000 sq ft office space includes 500 sq ft that could be split off and rented also. There are 3 warehouse - a 5386 sq ft warehouse with 2 bathrooms and 2-2600 sq ft warehouses, all connected and rented separately. The entire building is sprinklered with central heat and air in the office and large warehouse area. The office tenant would want a long term lease with the new owner.

Accessibility Features: No

Commercial Features: Doors 10-15 Feet; Fenced; Fire Sprinkler System; Inside Storage; Rest Rooms; % Leased: 100; Average Lease Per SqFt: 3.23; Business Included: No; Divisible: No; Number of Overhead Doors: 2; Number of Rooms: 10; Number of Tenants: 4

Religious/Church Features: None

Levels: One

Square Footage Description: Ofc. Bldg Up to 2500 SF; Warehouse 5000-20000 SF

Walls - Interior: Sheetrock

Window Features: Double Pane Windows; Insulated Windows

Ceiling Height: 8' - 10.9'

Flooring: Carpet; Concrete

Basement Features: Basement: No

Roof: Architectural Shingles; Metal

Foundation Details: Slab

Heating: Central; Natural Gas

Fireplace: No

Cooling: Central Air; Electric; Office Area Only

Sewer: Public Sewer

Utilities: Electricity Connected; Natural Gas Connected; Phone Connected; Sewer Connected; Water Connected; Cat-5 Prewired

Lighting: Other

Water Heater: 40 Gallons or Less

Water Source: Public

Structure Type: Other

Current Use: Office; Warehouse

Business Type: Commercial; Professional Service

Possible Use: Commercial; Office; Warehouse

Exterior Construction/Siding: Brick; Metal Siding

Approx Age Code: Older 25+ Years

Garage Spaces: 0

Carport Spaces: 0

Parking Features: Parking Total: 19; Concrete; Gravel; Parking Lot

Parking Spaces: # Parking Spaces Uncovered: 19

Uncovered Parking?: 1-25 Spaces

Driveway Features: Concrete Drive

Additional Transportation: City Street; State Highway

Pool: No

Pool Features: None

Location: City; Office Building; State Highway

Listing Terms: Cash

Disclosures: Agent Owned; Investment; Ownership Interest

Available Documents: Leases; Legal Description; Profit & Loss Statement; Tax Info

Flood Insurance: No Previous Flood Inside

Income & Expenses: Annual Electric Expense: 4,357; Annual Fuel Expense: 1,015; Annual Insurance Expense: 6,841; Annual Maintenance Expense: 2,539; Annual Net Income: 39,960; Gross Operating Income: 20,483

Expenses Include: Electric; Gas; Insurance; Maintenance; Taxes; Trash Removal; Water/Sewer

Price Includes: Building and Land; No Appliances; No Equipment

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