

# SKYLIGHT HOTEL

745 WASHINGTON AVE, GREENVILLE, MS 38701



## PROPERTY DESCRIPTION

Introducing a prime investment opportunity in the heart of historic downtown Greenville, MS. This historic 11,664 SF, 15-unit building, constructed in 1900, has been recently renovated and offers a prestigious location for hospitality and extended stay investors. Each room features a full bath with walk-in showers, providing modern comfort and convenience. The property boasts a rich heritage paired with modern amenities, creating an inviting atmosphere for guests. The first floor of the property has two large rooms one used as a meeting hall the other used as a restaurant bar complete with kitchen area. Don't miss out on this exceptional opportunity to invest in a piece of Greenville's history.

## PROPERTY HIGHLIGHTS

- 11,664 SF historic building
- 15 units with full baths
- Built in 1900
- Recently renovated
- Charming historic downtown location

## LOCATION DESCRIPTION

In the heart of Greenville, MS, the area around the property is perfect for office building investors. It's easy to get around and close to downtown with lots of shops and restaurants. The Greenville Arts Council and Mississippi Wildlife, Fisheries, and Parks Foundation are nearby, offering a great mix of work and fun for potential tenants. This is an exciting investment opportunity in Greenville.

## OFFERING SUMMARY

Sale Price:	\$680,000
Number of Rooms:	15
Lot Size:	6,534 SF
Building Size:	11,664 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,255	9,763	11,665
Total Population	5,381	24,039	28,569

### CHAD HIRN, CCIM

Principal Broker/Investment Brokerage  
601.707.1300  
chirn@cresscre.com



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HOSPITALITY OFFERING | FOR SALE

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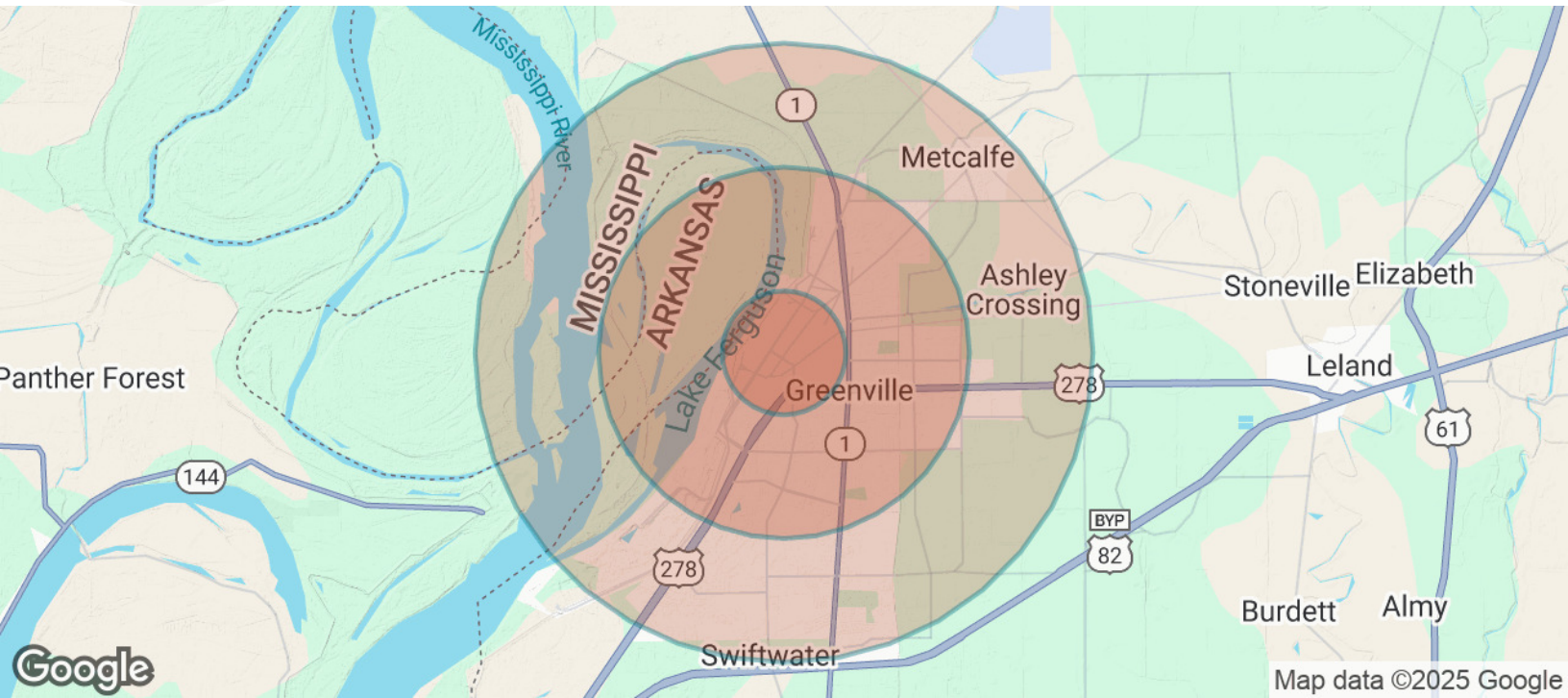
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,381	24,039	28,569
Average Age	41	41	41
Average Age (Male)	40	39	39
Average Age (Female)	42	42	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,255	9,763	11,665
# of Persons per HH	2.4	2.5	2.4
Average HH Income	\$42,957	\$55,595	\$58,591
Average House Value	\$113,125	\$126,104	\$135,267

Demographics data derived from AlphaMap

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