

For Sale

Former Historic Hotel Lamar Tax Credit Eligible



PROPERTY DESCRIPTION

NAI UCR Properties is proud to present 115-125 S. Main Street, Yazoo City, MS for Sale. Located in the heart of the Yazoo City Town Center District, the historic former hotel presents a redevelopment opportunity at the beginning of the Mississippi Delta eligible for up to 54% tax credits for all dollars invested into the property.

This 25,000 SF building offers exceptional potential for conversion into a boutique hotel, office space, or multifamily residences. The first-floor spans 10,000 SF, ideal for retail, restaurant, or lobby space, while the upper floors, each 5,000 SF, provide ample room for residential or hotel use.

Window panes, facade, and roof are all in usable/preservable shape.

Will need new HVAC, electrical, plumbing, and finishes throughout.

TAX CREDITS AVAILABLE (CUMULATIVE UP TO 54%):

- 25% State Historic Rehabilitation Tax Credit Eligible
- 20% Federal Historic Rehabilitation Tax Credit Eligible
- 9% Low Income Housing Tax Credit Eligible
- Additional MDAH Grants could be applied for

OFFERING SUMMARY

Sale Price:	\$500,000
Total Building Size:	25,000 SF
1st Floor SF:	10,000 SF
2nd - 4th Floor(s) SF:	5,000 SF
Condition:	Shell condition
Structure:	Steel I-Beams

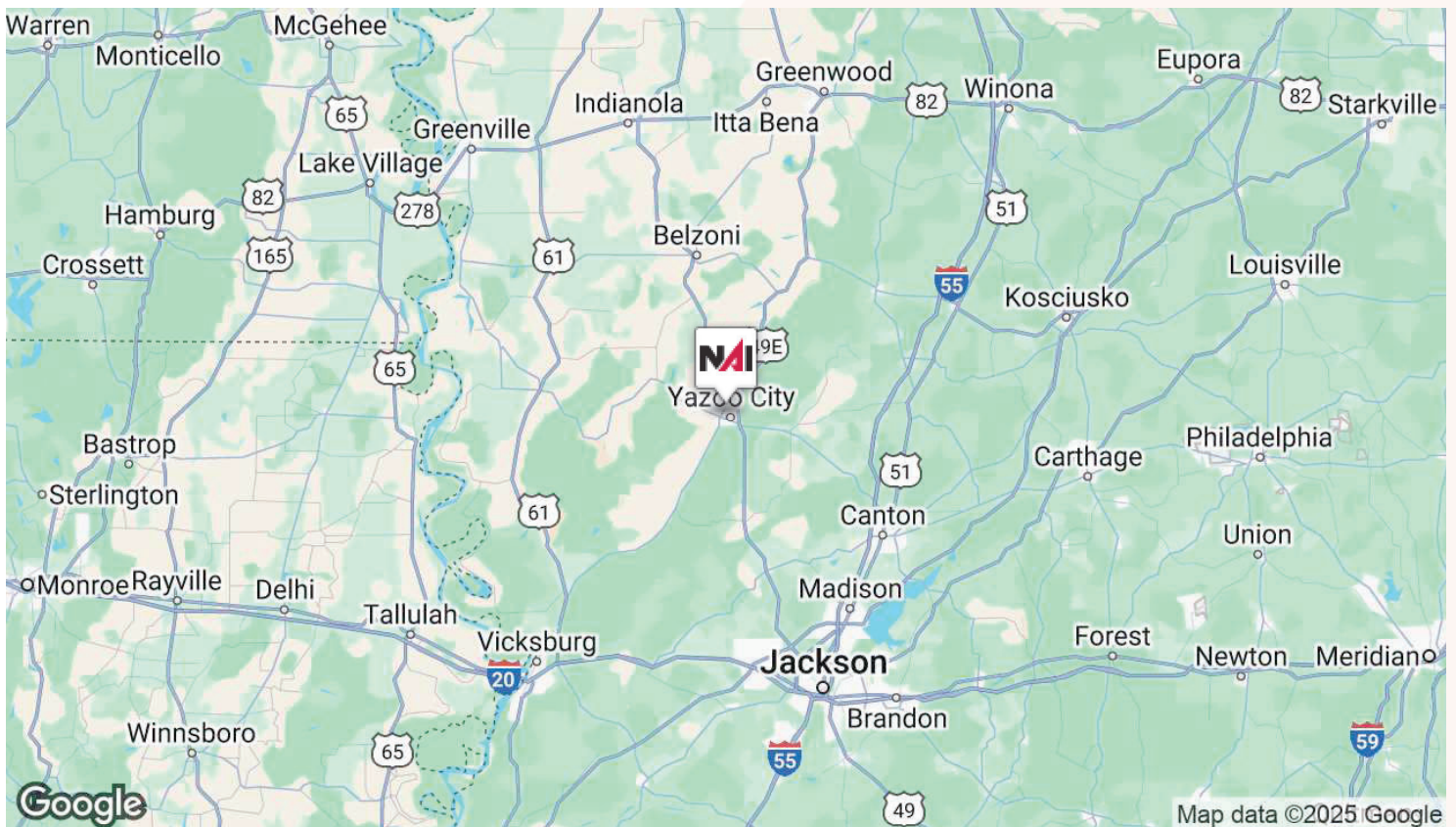
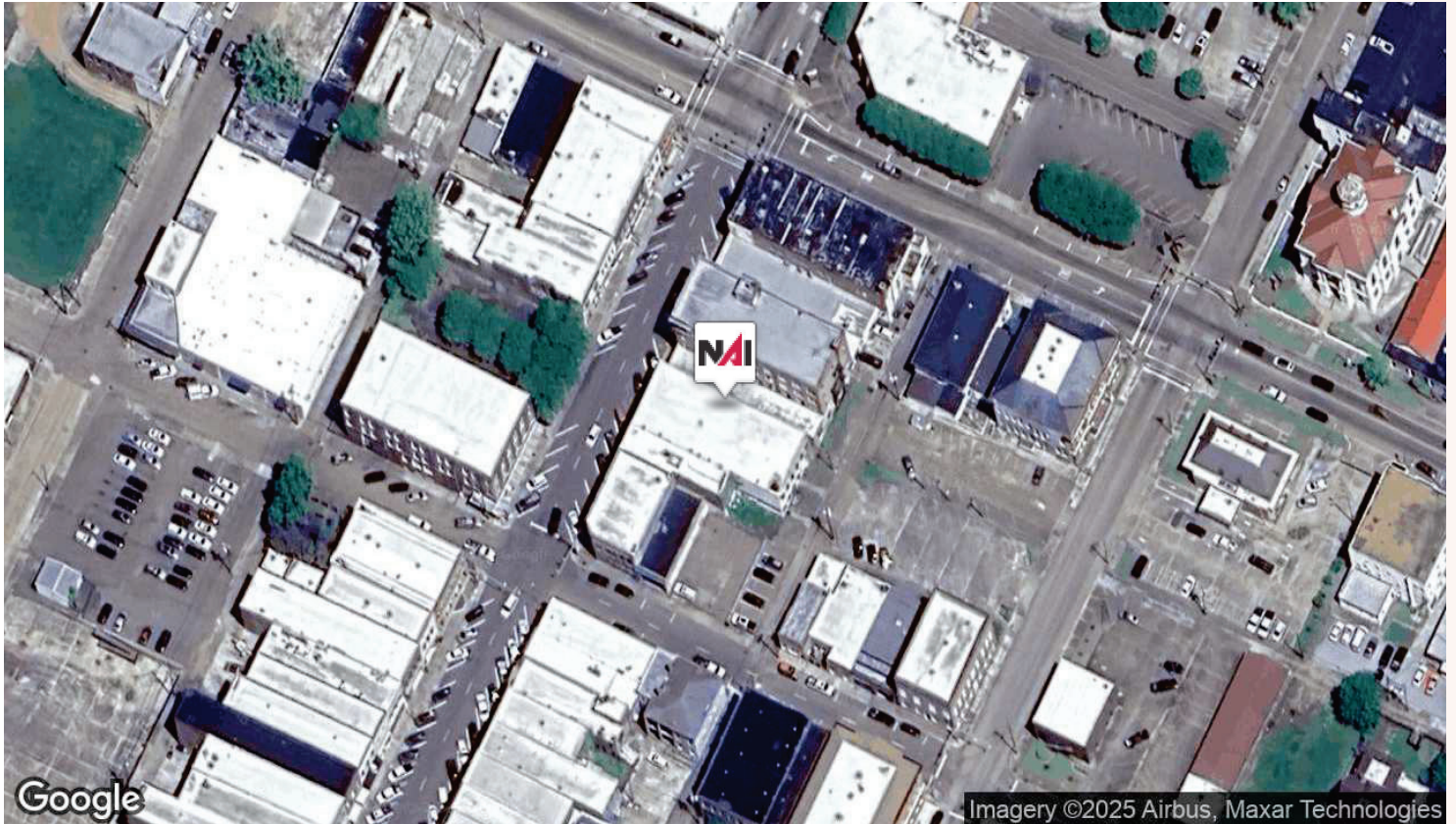
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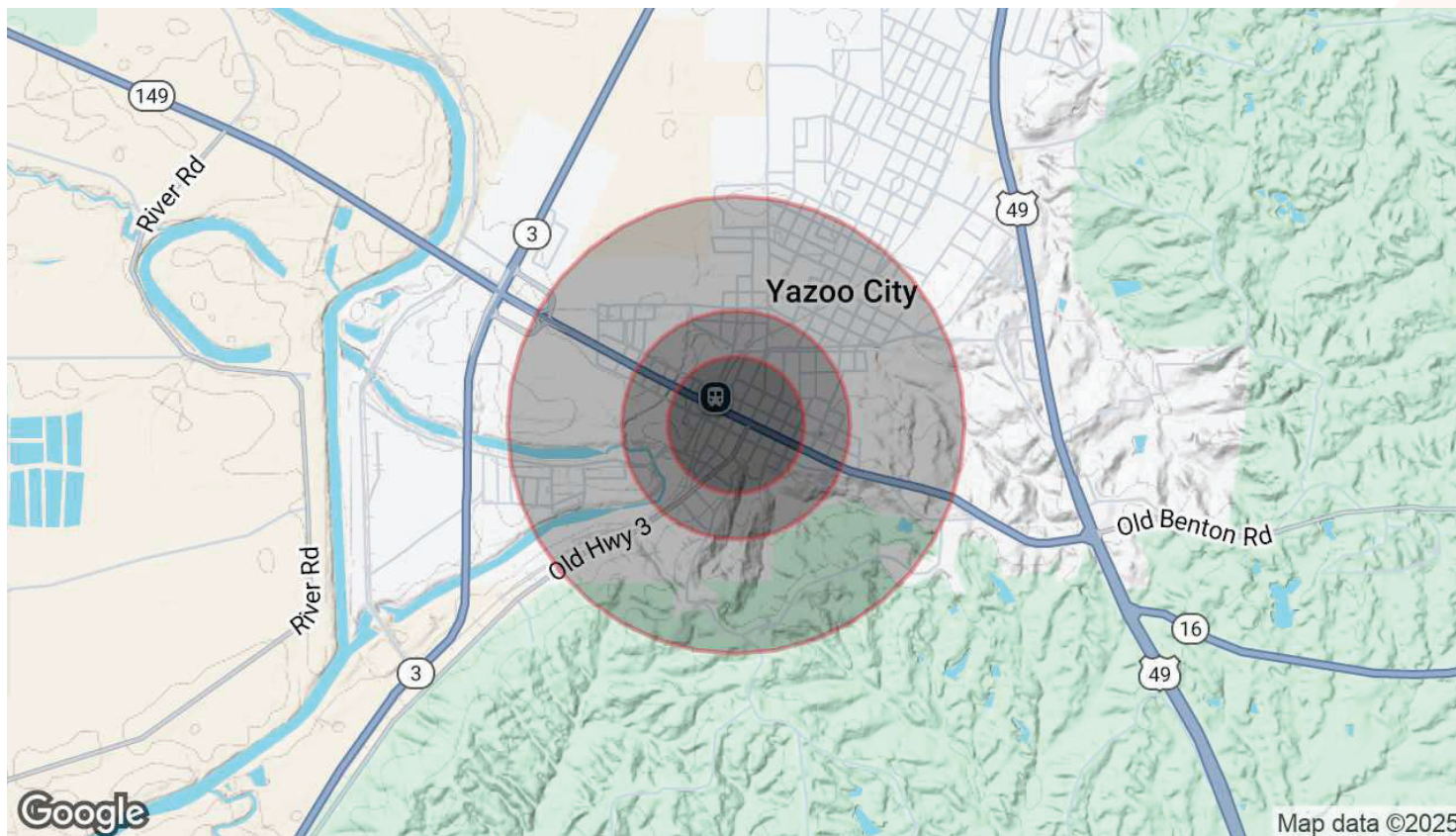
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POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	208	1,476	4,113
Average Age	38	37	37
Average Age (Male)	38	36	35
Average Age (Female)	39	39	39

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	92	618	1,651
# of Persons per HH	2.3	2.4	2.5
Average HH Income	\$49,796	\$49,297	\$48,327
Average House Value	\$181,881	\$144,747	\$143,709

Demographics data derived from AlphaMap