

*Presented By:*

CLAY SHORT

662.231.4262

cshort@trirealestate.net



# Bar-B-Q by Jim

S MOKEHOUSE & GRILL

Commercial Property For Sale

*203 Commerce Street, Tupelo, MS 38801*

## RESTAURANT AND EVENT SPACE FOR SALE



324 Troy Street  
Tupelo, MS 38804  
662.842.8283

[www.trirealestate.net](http://www.trirealestate.net)

203 Commerce Street, Tupelo, MS 38801

# EXECUTIVE SUMMARY



## OFFERING SUMMARY

<b>Sale Price:</b>	\$1,100,000
<b>Price / SF:</b>	\$194.04
<b>Lot Size:</b>	1.05 Acres
<b>Year Built:</b>	1975
<b>Building Size:</b>	5,669 SF
<b>Renovated:</b>	2017
<b>Ad Valorem Taxes:</b>	\$6,105.93
<b>Zoning:</b>	Mixed Use Downtown

## PROPERTY OVERVIEW

Great turn-key restaurant and meeting/party venue, which were renovated in 2017. The property has been home to the BBQ-by-Jim restaurant, which has been a staple and landmark Tupelo business for decades. The private parking lot offers 32 parking spaces, with overflow parking into several public parking areas. Downtown Tupelo is a pedestrian-friendly environment featuring design elements designed to encourage walking and bike traffic. Neighbors include professional office users of every kind, restaurants, and retailers; as well as several residential projects for owners and tenants.

## LOCATION OVERVIEW

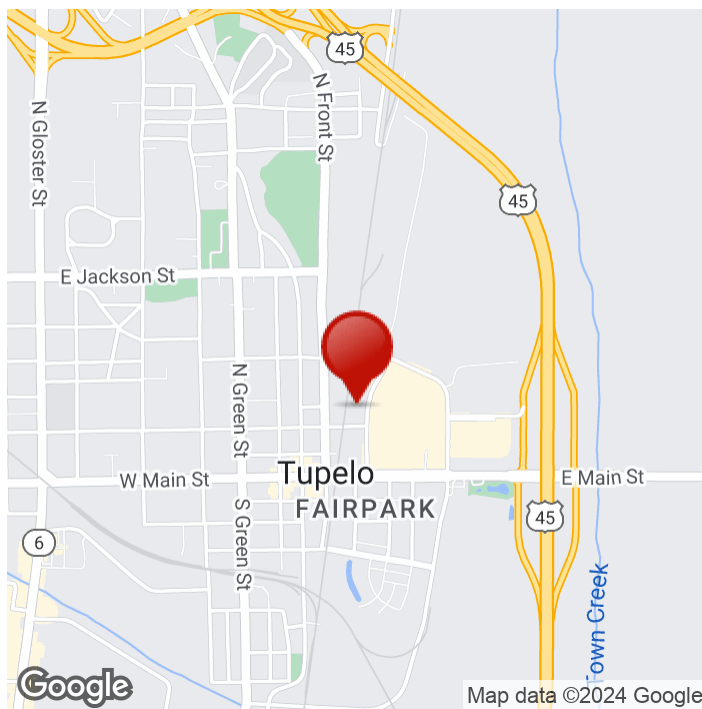
Located in the Tupelo Central Business District across the street from the Cadence Arena and Conference Center, a nationally-recognized event venue which regularly accommodates 8,000 to 10,000 attendees for sporting events and concerts among other events. The property is visible from Main Street which is one of Tupelo's primary commercial corridors, and lies within .25 mile of US Hwy 45 providing N and S traffic throughout the State and beyond.

203 Commerce Street, Tupelo, MS 38801

# PROPERTY DESCRIPTION

## LOCATION OVERVIEW

Located in the Tupelo Central Business District across the street from the Cadence Arena and Conference Center, a nationally-recognized event venue which regularly accommodates 8,000 to 10,000 attendees for sporting events and concerts among other events. The property is visible from Main Street which is one of Tupelo's primary commercial corridors, and lies within .25 mile of US Hwy 45 providing N and S traffic throughout the State and beyond.



203 Commerce Street, Tupelo, MS 38801

# ADDITIONAL PHOTOS



203 Commerce Street, Tupelo, MS 38801

# THE "BUS STOP" EVENT VENUE



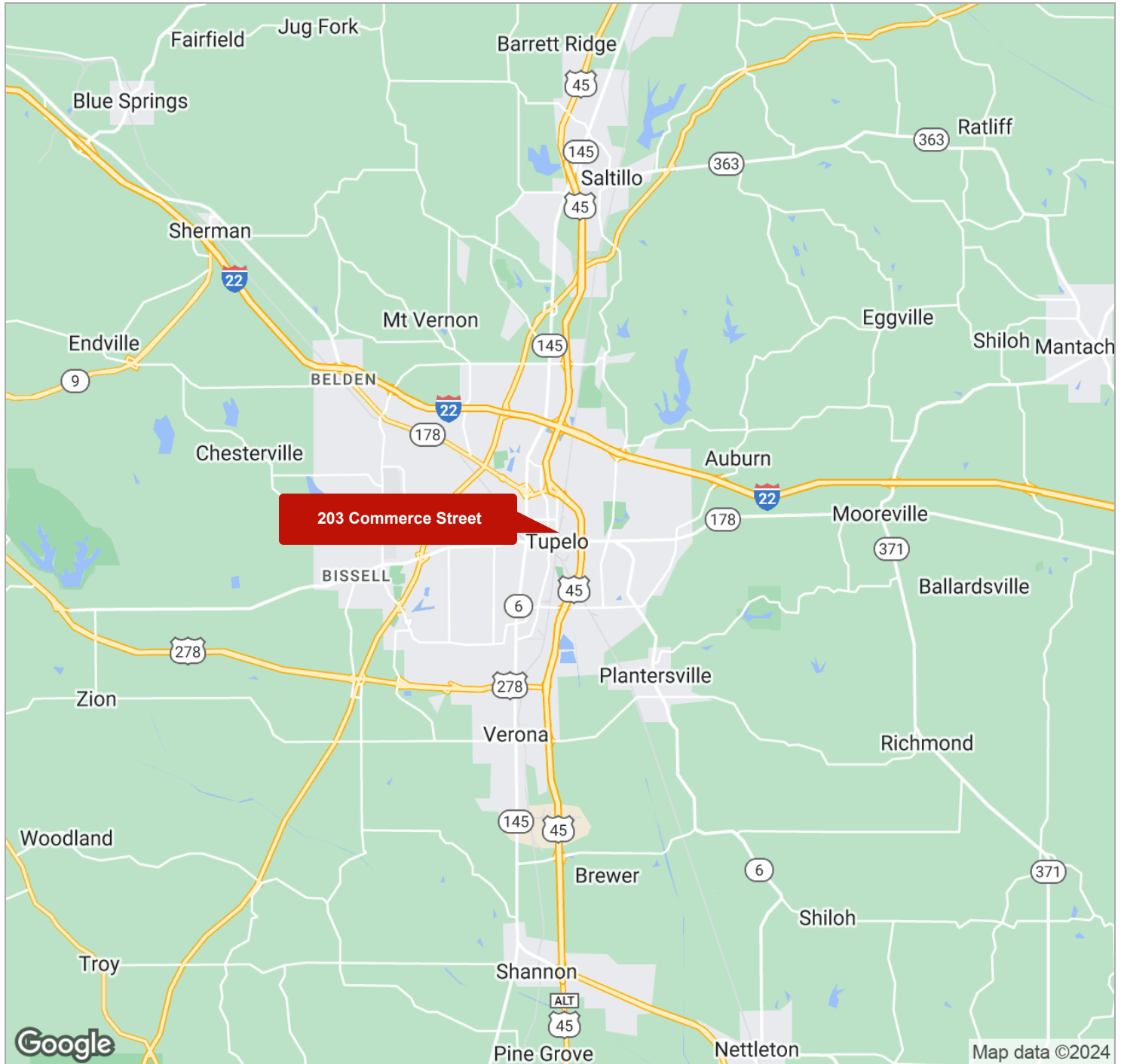
203 Commerce Street, Tupelo, MS 38801

# RETAILER MAP



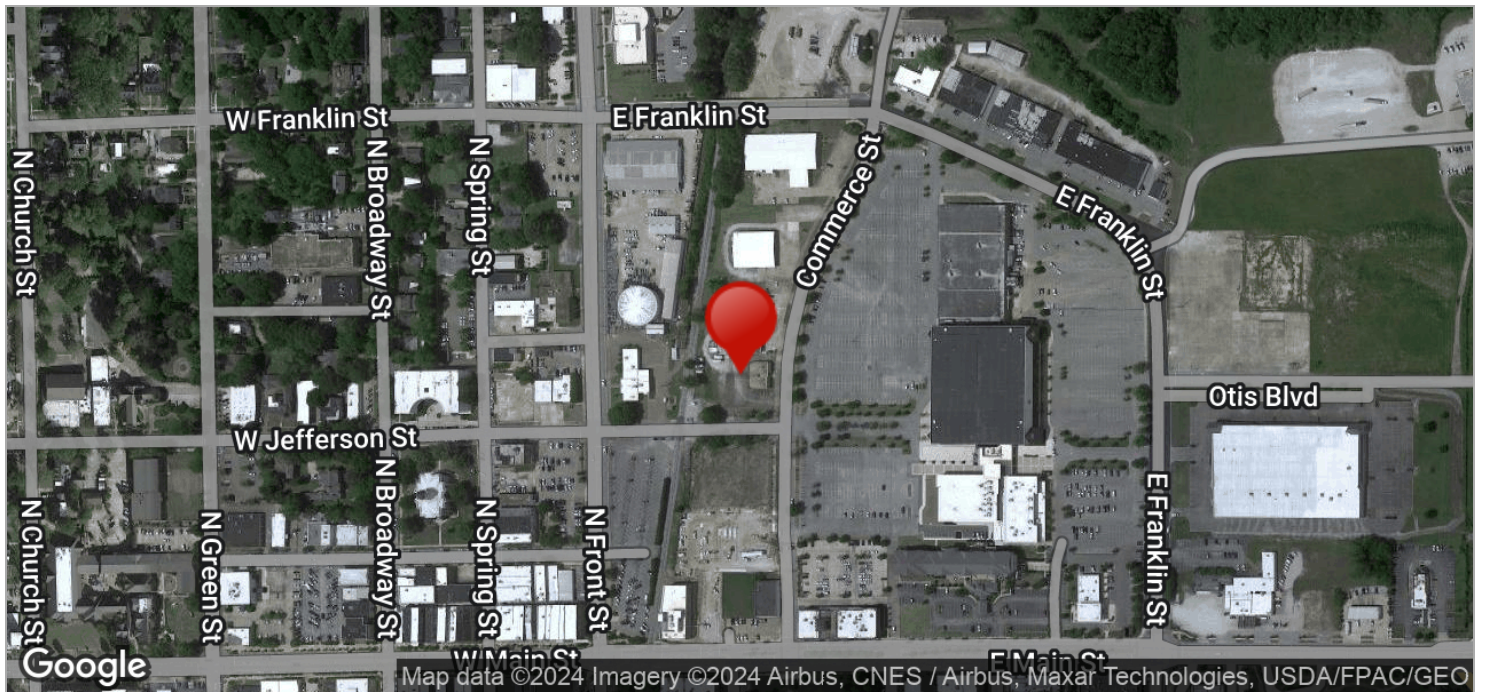
203 Commerce Street, Tupelo, MS 38801

# REGIONAL MAP



203 Commerce Street, Tupelo, MS 38801

# LOCATION MAPS





203 Commerce Street, Tupelo, MS 38801

# SITE PLAN

