



**Positioned on a prominent corner at Main Street and North Railroad Avenue, this downtown commercial building is located across from the newly renovated Railroad Depot and Museum and adjoins the City of McComb Parking Garage, offering convenient access to public parking and strong visibility within the downtown district. The building is located steps from the Amtrak "City of New Orleans" passenger rail service, including Train No. 58 and Train No. 59, which operate daily routes between New Orleans, Louisiana and Chicago, Illinois, serving twenty stops along the corridor.**

**The property contains approximately 9,710± square feet of heated and cooled space and is divided into five individual units, each equipped with separate utility meters, allowing for flexible use and configuration. The building has been well maintained and is currently occupied by a dance studio (business not included in the sale).**

**Its corner-lot location, downtown setting, and adaptable layout make the property suitable for a variety of commercial applications, including office, retail, studio, professional services, or mixed commercial use, subject to zoning and buyer verification.**

**A conceptual, virtually imagined image (as seen in slide 2) included in marketing materials is for illustrative purposes only and demonstrates potential use or appearance.**

**This offering provides an opportunity to own a substantial commercial building in Downtown McComb, situated near recent public investment and ongoing revitalization efforts.**