

**MLS #: C137999A (Active) List Price: \$499,900**

**1052 Highway 48 East Magnolia, MS 39652**



Business Use: Convenience Store  
 Building Size: 1960  
 Apx H&C SqFt: 1,960  
 Source SqFt: Assessor  
 Total Baths: 2  
 Year Built: 1989  
 Parking #: 6  
 Parking Available: Off Street

County: Pike  
 Area of County: Southeast  
 Subdivision: Other  
 School: Other  
 Zoning: Commercial  
 Other City: McComb  
 Lot Size: .54  
 Acres: 0.54  
 Real Estate Included: Yes

Current Taxes: 953.79

Parcel #: 700751

Map #: 007865

Legal: FRAC SW1/4 SE1/4 AT INTER OF HWY 48 & MAG-PZN:X-28113C0115C ROGRESS RDS

Minerals Reserved %: 0

Road Frontage Ft: N,S,E

Outbuildings:

Water: City

Community Water System: Magnolia Rural

Sewer: Other

Gas Supplier: Other

Electric Supplier: Other

Energy Efficient:

Features:

Cooling:

Heat:

Loading Docks:

Overhead Doors:

Overhead Size:

Clear Span:

Eave Height:

Business Name: PK'S #2, LLC

Lease: No

Gross Rent: 0

Expenses Rent: 0

Total Mo Expenses: 0

Construction:

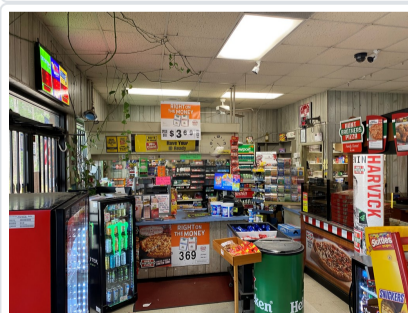
Roof:

Exterior: Aluminum Siding, Brick

Street Const:

Public Remarks: Operating as PK's #2 convenience store for 11 years now, this commercial property does not lack the road frontage nor the traffic count. With road frontage in the North, South and East facing directions, traffic count is remarkably high and the neighboring local Pike County Schools help with this factor. Six fuel pumps with three- 3,000 gallon +/- fuel tanks are located under the 3 bay canopy as well as an air pump and an outside bathroom for customers located on the side of the store. As you walk in you will notice and smell the full service HUNT BROTHERS pizza station at work as well as a full service kitchen (currently MS Health Department Grade A) and not to forget about the more than fully equipped walk-in beer cooler. And to make sure all these business operations are operating correctly, a full system audio and visual security/surveillance system is at hand at the store and mobile for you 24/7. The business opportunities are endless for this "triangle mart" and will only keep growing. Call your agent today and schedule your private showing for this exclusive business venture in Southwest Mississippi. (Fuel tanks, pumps and canopy are property of Buffalo Services Inc. of McComb)

Directions: Head East on W Bay Street from I-55 for one mile and business will be in the fork of Magnolia Progress Road and Highway 48





Information Herein Deemed Reliable but Not Guaranteed

