

Turnkey Preschool & Daycare

315 Main Street, Indianola, MS 38751

Sunflower County



\$349,000



**EMERSON
LOVELACE**
REALTOR®

Office: 601.898.2772

Cell: 601.715.3302

Emerson@TomSmithLand.com



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TomSmithLandandHomes.com

Office: 601.898.2772

Property Information

Location:

- Indianola, MS

Property Use:

- Commercial

Coordinates:

- 33.45150, -90.64600

Property Highlights

- Turnkey Pre-School & Daycare
- Building, Land, Inventory, Licenses & Business
- 3,700± sq ft
- 1.03± Acre Lot
- Central HVAC
- Commercial Kitchen Area
- Indian Bayou Front Lot
- C2- Community Commercial Zoning
- Positive Cash Flow Operation
- Recently Renovated Interior & Exterior
- New TPO Roof
- High Visibility Location
- Seller will consider selling separately or all together
- Separation details are available upon request
- Financials Available

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Commercial Property

Excellent opportunity to acquire a turnkey pre-school and daycare operation offering approximately 3,700± square feet on a 1.03± acre Indian Bayou-front lot in a highly visible location. The property features C-2 Community Commercial zoning, central HVAC, a commercial kitchen area, a recently renovated interior and exterior, and a new TPO roof. This positive cash-flow operation is being offered with the building, land, inventory, licenses, and business, providing an attractive opportunity for an owner-operator or investor. The seller will consider selling the components separately or together as a complete package, with separation details available upon request. Financial information is available to qualified prospective buyers.



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Commercial Property



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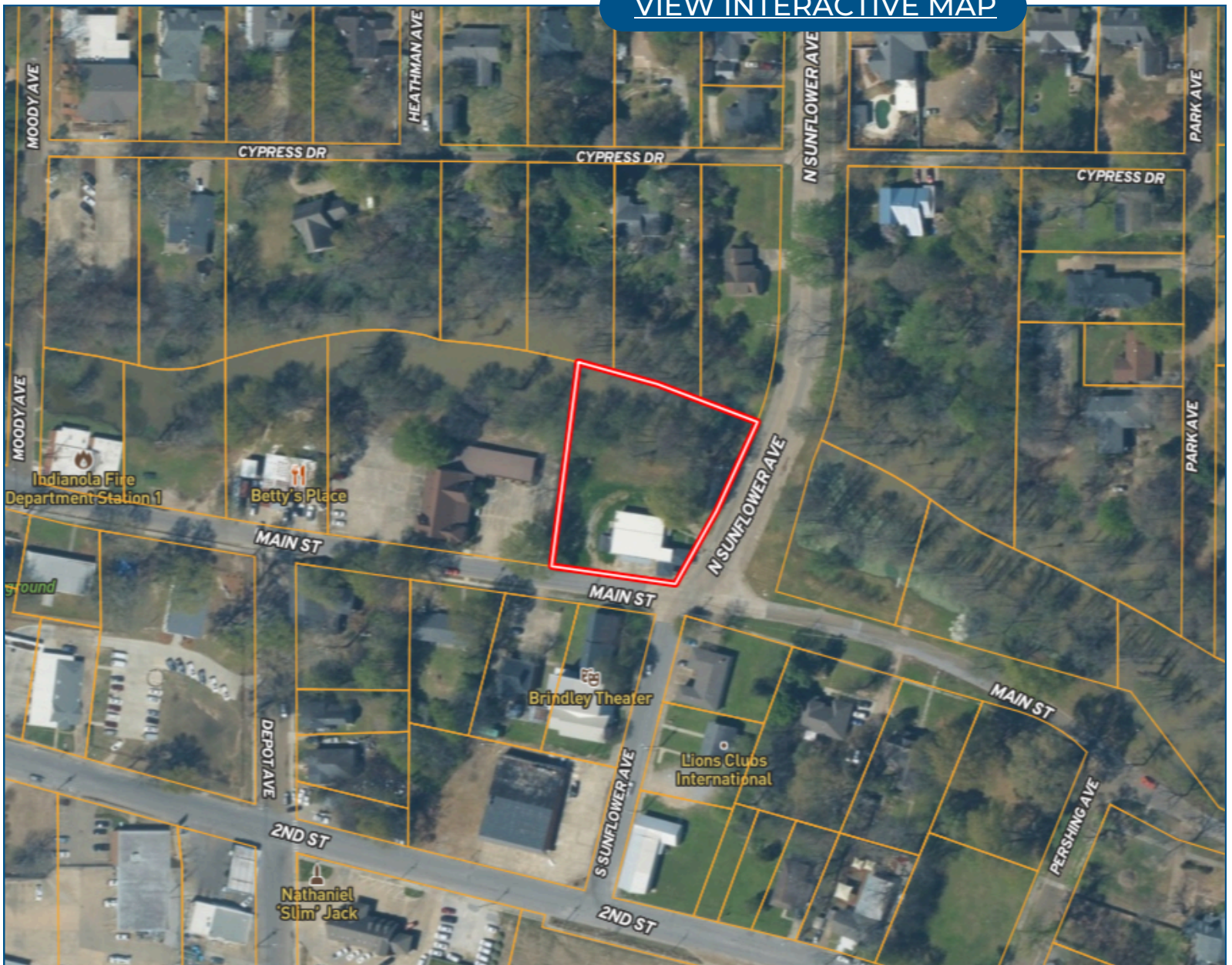
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Aerial Map

[VIEW INTERACTIVE MAP](#)



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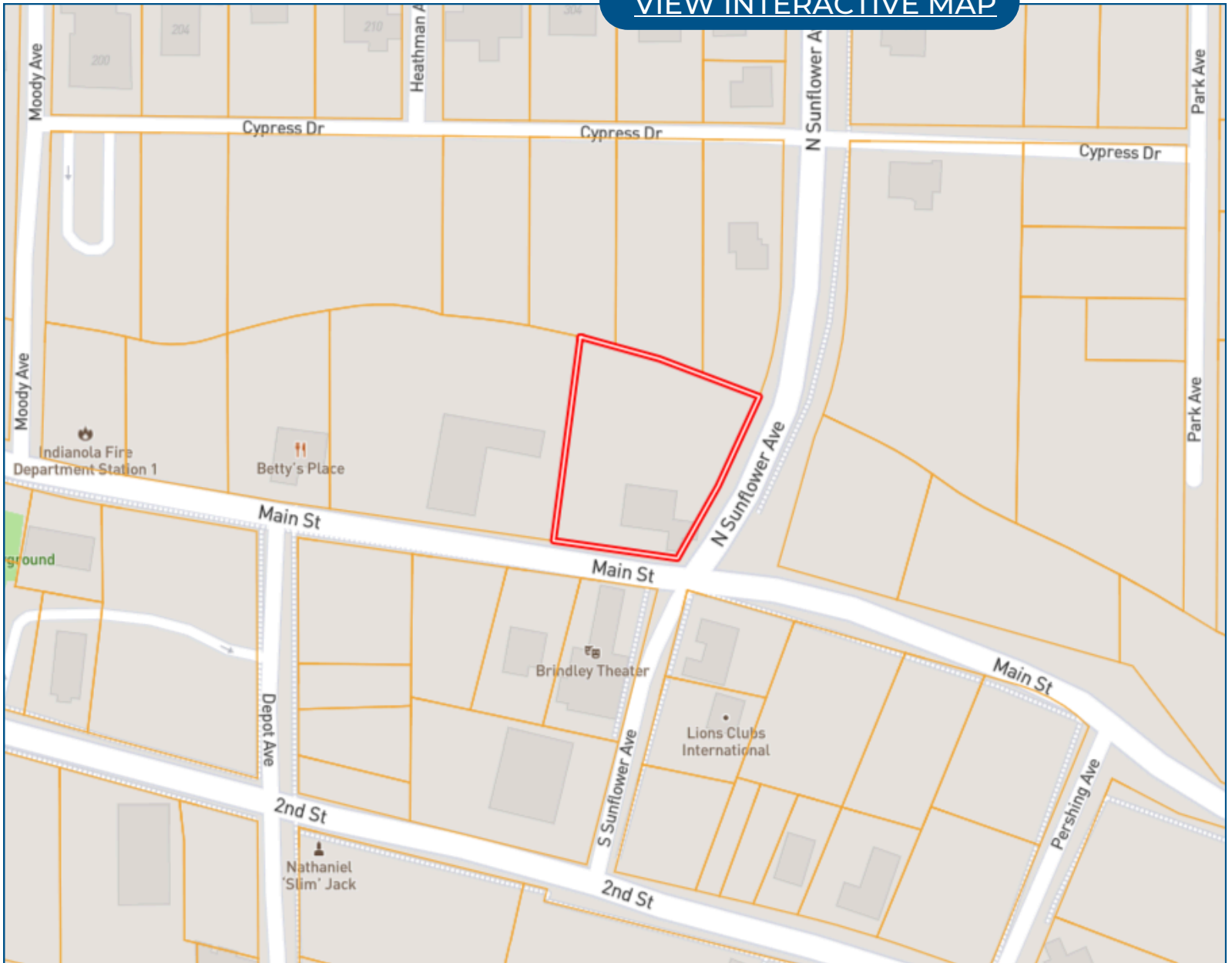
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Ownership Map

[VIEW INTERACTIVE MAP](#)



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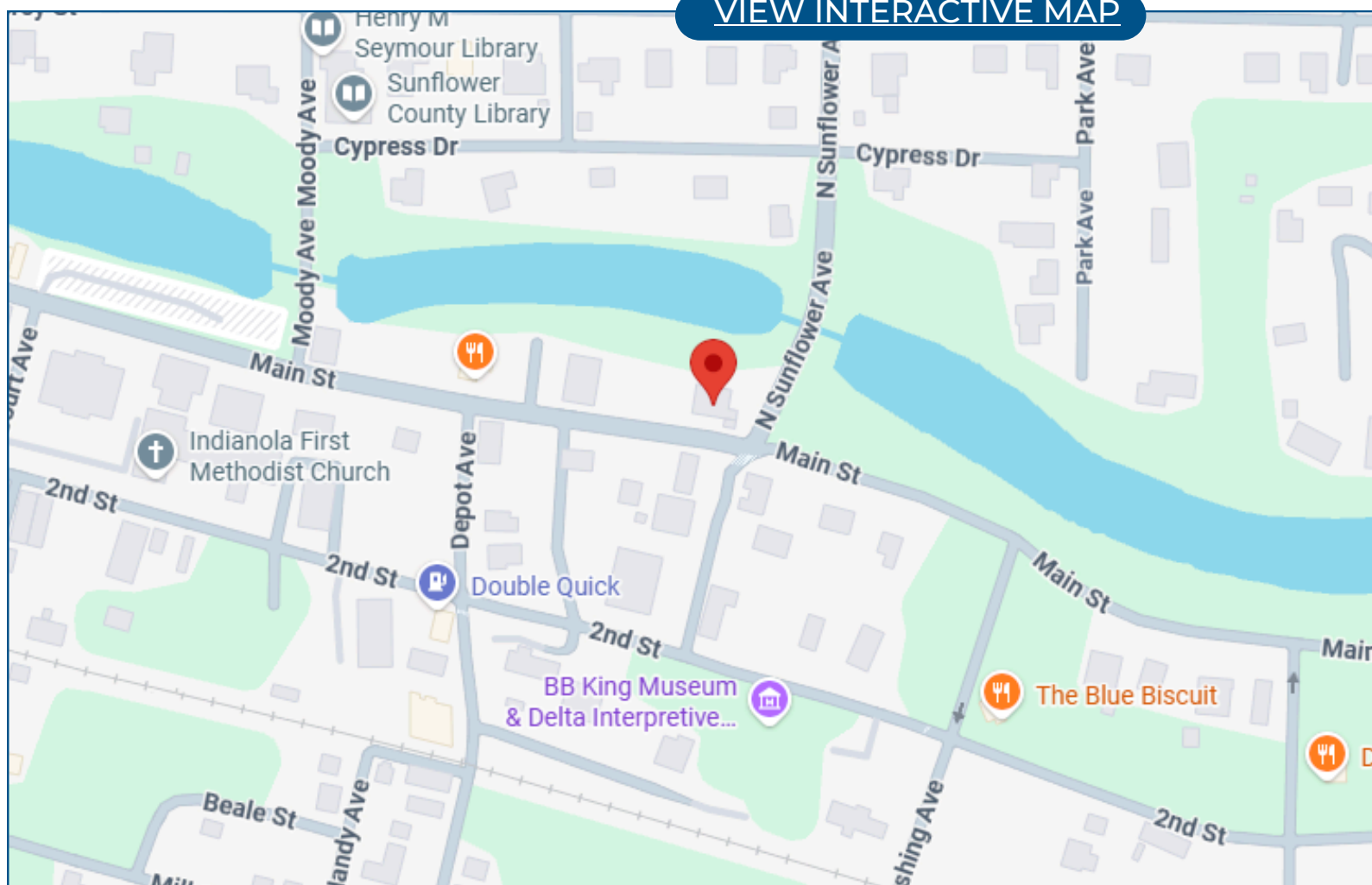
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Directional Map

[VIEW INTERACTIVE MAP](#)



315 Main Street, Indianola, MS 38751

Directions from the intersection of U.S. Highways 82 and 49 in Indianola: Travel east on Highway 82. Turn north onto Main Street and continue to 315 Main Street, Indianola, MS 38751. The property is conveniently located near downtown Indianola with easy access to both Highway 82 and Highway 49.

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Listing Agent



EMERSON LOVELACE

Emerson is a fifth generation native of the Mississippi Delta dating back to the late 1800's. With strong family ties in the Indianola Commercial Real Estate Market, Emerson manages and consults both clients and prospective clients on real estate opportunities in and around Sunflower County, MS.

After graduating from the University of Mississippi with a Bachelor of Business Administration degree in 1998, Emerson spent a year enjoying the mountains of Aspen, Colorado which proved to be a much-needed prospective change for his future plans. His first job in real estate would be realized in Denver, Colorado as a real estate mortgage consultant, followed by six years managing a successful financial futures trading group at the Chicago Board of Trade.

Originally receiving his real estate license in 2006 selling homes along the beaches of Highway 30A in Florida, Emerson has since held real estate licenses in both Georgia and Mississippi as well. Shortly after moving back to the Mississippi Delta in 2013 to manage and sell his real estate investments, he decided his love of the area was just too strong to move away. As a consultant with his late father's firm Lovelace Real Estate Investments, Emerson built a successful real estate investment portfolio he proudly manages to this day.

Over the course of his professional career in real estate finance, sales, consulting and management, nothing is more important to Emerson than the fiduciary relationship with his clients. Attention to detail, hard work, dedication, and an open mind are of the utmost importance to him getting the job done right and maintaining long lasting relationships for the future.

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CALL EMERSON TODAY!



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