

Presented By:

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Retail Property For Sale

128 East Commerce Street, Aberdeen, MS 39730

FORMER BANK DOWNTOWN ABERDEEN



324 Troy Street
Tupelo, MS 38804
662.842.8283

www.trirealestate.net

128 East Commerce Street, Aberdeen, MS 39730

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price: \$385,000

Price / SF: \$31.64

Lot Size: 0.17 Acres

Year Built: 1920

Building Size: 12,168 SF

Zoning: C-1

Traffic Count: 3,800

PROPERTY OVERVIEW

Offered at \$385,000, 128 East Commerce Street is a strong owner-user or redevelopment opportunity in downtown Aberdeen. Built in 1920, the property includes approximately 6,417 SF on the main level, plus two separate lower levels totaling 5,751 SF, consisting of approximately 3,784 SF and 1,967 SF. The building features a substantial brick structure with prominent storefront visibility and signage opportunities along East Commerce Street. The former bank includes a large lobby, open and private offices, conference rooms, five restrooms, three break rooms, two vaults and extensive storage. The property also offers rear access, shared parking and approximately 75 feet of frontage along East Commerce Street. C-1 zoning supports retail, professional office, public facility and other compatible downtown uses. Future bank use is prohibited.

LOCATION OVERVIEW

Located in the heart of downtown Aberdeen, the property is near established retailers, City Hall and county and federal courthouses. As the Monroe County seat, Aberdeen draws regular government, legal and professional traffic from the surrounding area. The location also benefits from nearby Highway 45, regional employers and Aberdeen's active Main Street program. East Commerce Street carries approximately 3,800 to 4,500 vehicles per day. Aberdeen's economy is supported by regional manufacturing, the Port of Aberdeen and convenient access between Tupelo and Columbus.

128 East Commerce Street, Aberdeen, MS 39730

ADDITIONAL PHOTOS



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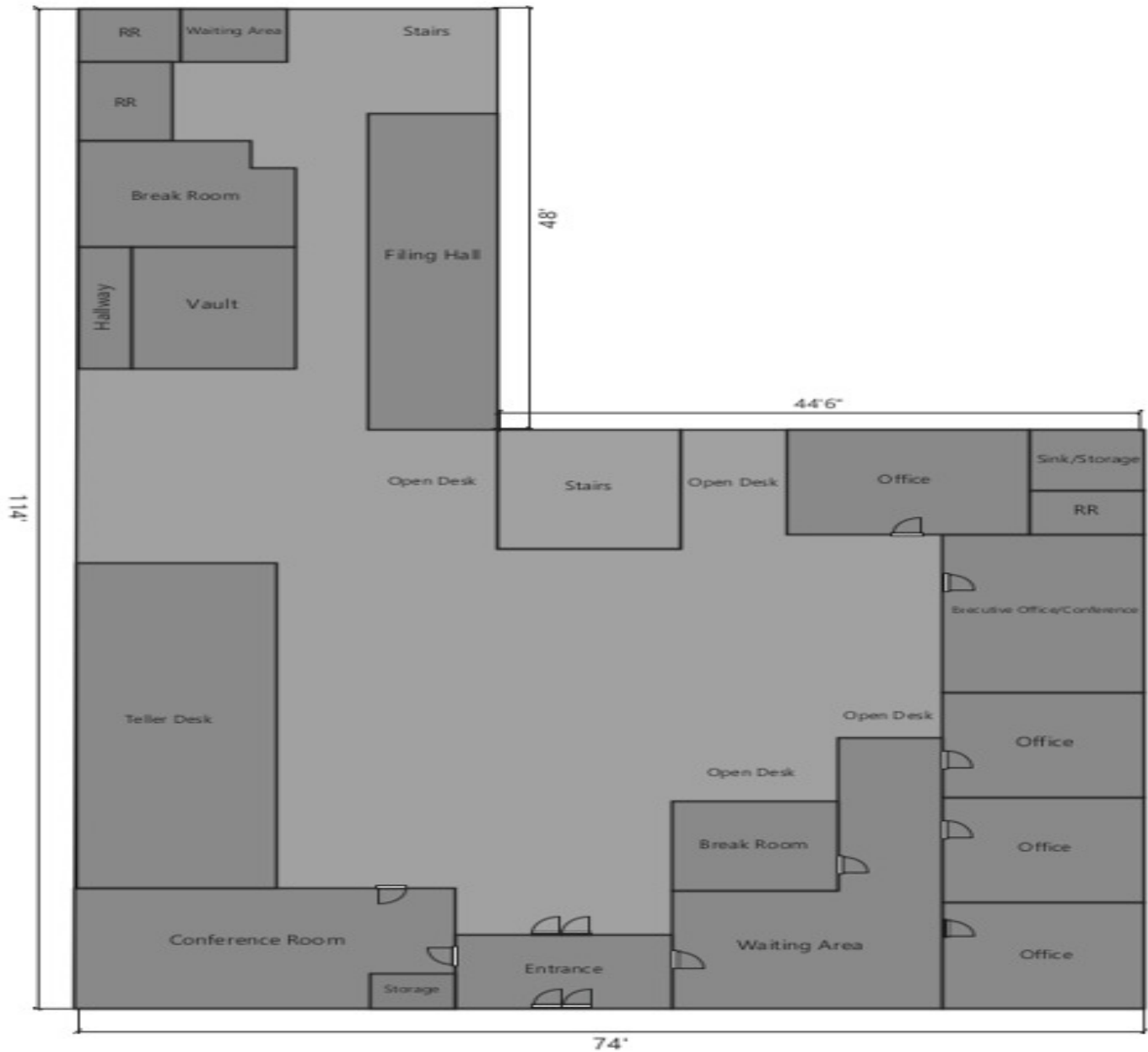
ADDITIONAL PHOTOS



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ADDITIONAL PHOTOS

128 E Commerce St 1st Level Floorplan

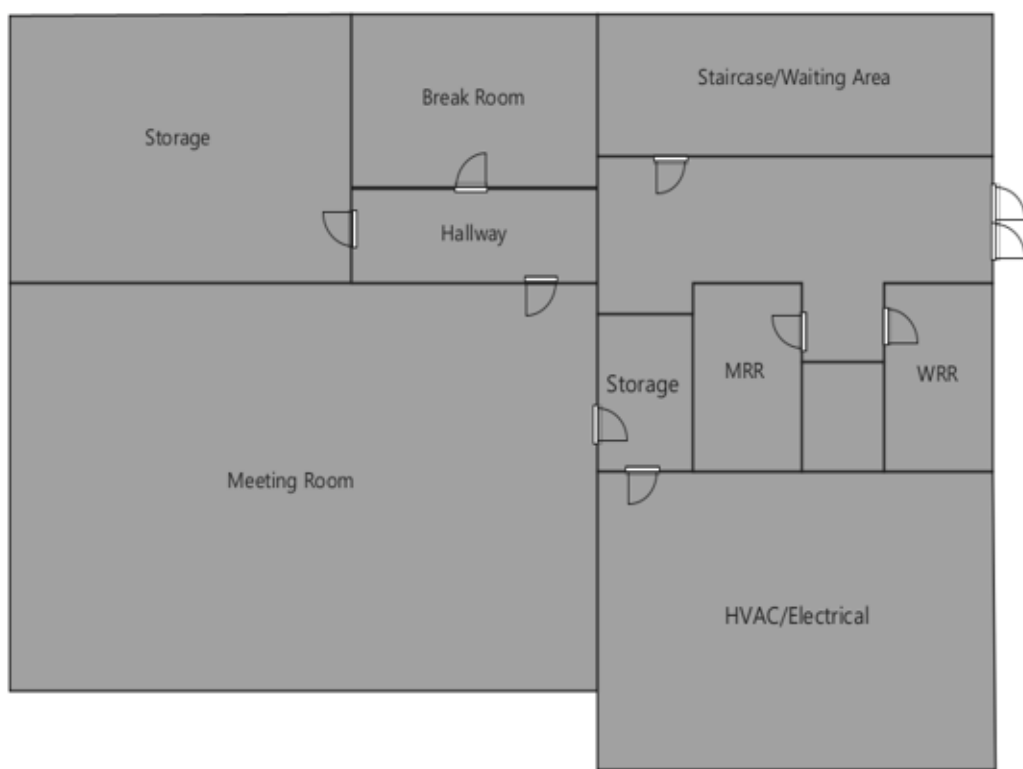


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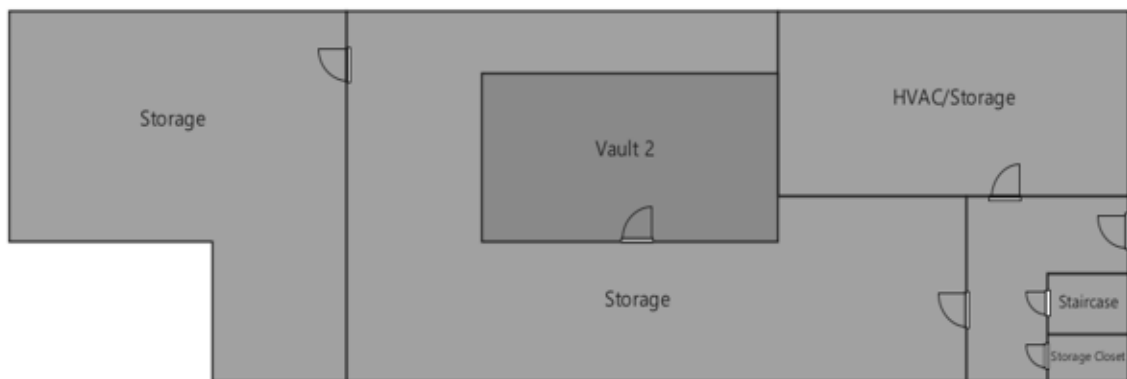
2nd Level Floorplan

Right Staircase



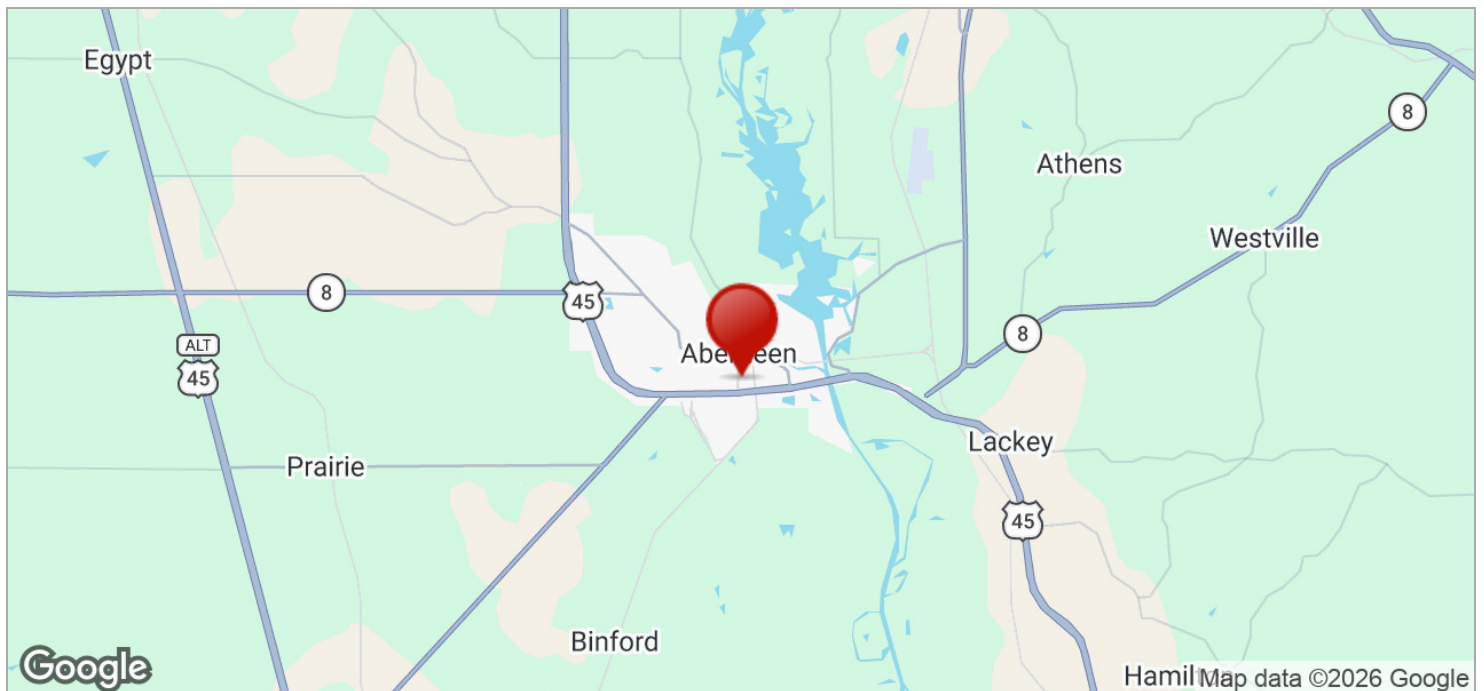
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LOCATION MAPS



128 East Commerce Street, Aberdeen, MS 39730

AERIAL MAP

