United Country Real Estate

Southern States Realty



Excellent commercial investment opportunity on busy Delaware Avenue in McComb, Mississippi! This property features two separate business operations in one highly visible location, including a kiosk-style gas station with four fuel pumps and a separate coffee shop currently operating as PJ's Coffee. Located along one of McComb's busiest commercial corridors, the property offers strong exposure, established surrounding businesses, and convenient access to Interstate 55. The gas station provides a streamlined operation for an investor or owner-operator and is priced without inventory. The coffee shop includes all equipment and furnishings, but the PJ's Coffee franchise is not included in the sale price. With two distinct commercial components and multiple possibilities for ownership or operation, this Pike County property offers an excellent opportunity to invest in McComb's commercial market!

1213 Delaware Avenue, McComb, MS

31.247272, -90.467203 GPS













$475,000

0.42± Acres
MLS #4168376



Kelly Parker
mkparker315@gmail.com
Office: (601) 250-0017
Cell: (601) 324-9760
SouthernStatesRealty.com