

**404 MAIN AVENUE, NEW HEBRON  
LAWRENCE COUNTY, MS**

**\$89,500**



**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

**OFFICE (769) 888-2522 | [WWW.SMALLTOWNPROPERTIES.COM](http://WWW.SMALLTOWNPROPERTIES.COM)**

# 404 MAIN AVENUE

## PROPERTY PROFILE

### LOCATION:

- 404 Main Avenue  
New Hebron, MS
- Lawrence County
- 17± Miles to Monticello
- 22± Miles to Magee
- 30± Miles to Collins

### COORDINATES:

- 31.73102, -89.97967

### PROPERTY USE:

- Commercial
- Small Business
- Investment

### PROPERTY INFORMATION:

- 1,736± Square-Foot  
Multi-Use Building
- Great Store Front
- Rear Entry Door
- Parking on Main Street
- Current Tenant

### TAX INFORMATION:

2023 - \$685.20

- Parcel Number  
NH3-0023-00091.00



**ADAM HESTER, ALC** | ASSOCIATE BROKER  
C: 601-506-5058 | adam@smalltownproperties.com

**DEWAYNE ATKINSON** | LAND SPECIALIST  
C: 601-832-3075 | dewayne@smalltownproperties.com

4848 Main St. - Flora, MS 39071 | O: 769-888-2522 | smalltownproperties.com

Information is believed to be accurate but not guaranteed.



# WELCOME TO 404 MAIN AVENUE

**BUSINESS OWNERS, INVESTORS - CONSIDER THIS COMMERCIAL BUILDING IN THE HEART OF A CHARMING SMALL TOWN AND COMMUNITY!** The Harper's Main Street Business Building, nestled in New Hebron, has been around since 1905! This building is an eye grabber among the businesses on Main Avenue. Located next door to the Post Office, over time this Lawrence County, MS building has successfully hosted a variety of business ventures including a pharmacy for nearly 40 years!

The possibilities are endless for this 1,736± square foot space. Although it is not fully finished, the multi-use building has recently been remodeled and includes a bathroom. A great entrance at the front includes a covered awning. An area of approximately 820 square feet is open for storage or further development, however the new owner sees fit. Currently in the front portion of the newly renovated section, a lease tenant generates income for the owner.

**Take advantage of an ideal opportunity!**  
**Contact Dewayne Atkinson or Adam Hester today**  
**to learn more and experience #TheSmallTownWay.**



**ADAM HESTER, ALC** | ASSOCIATE BROKER  
C: 601-506-5058 | [adam@smalltownproperties.com](mailto:adam@smalltownproperties.com)

**DEWAYNE ATKINSON** | LAND SPECIALIST  
C: 601-832-3075 | [dewayne@smalltownproperties.com](mailto:dewayne@smalltownproperties.com)

4848 Main St. - Flora, MS 39071 | O: 769-888-2522 | [smalltownproperties.com](http://smalltownproperties.com)

Information is believed to be accurate but not guaranteed.





ADAM HESTER, ALC | ASSOCIATE BROKER  
C: 601-506-5058 | adam@smalltownproperties.com

DEWAYNE ATKINSON | LAND SPECIALIST  
C: 601-832-3075 | dewayne@smalltownproperties.com

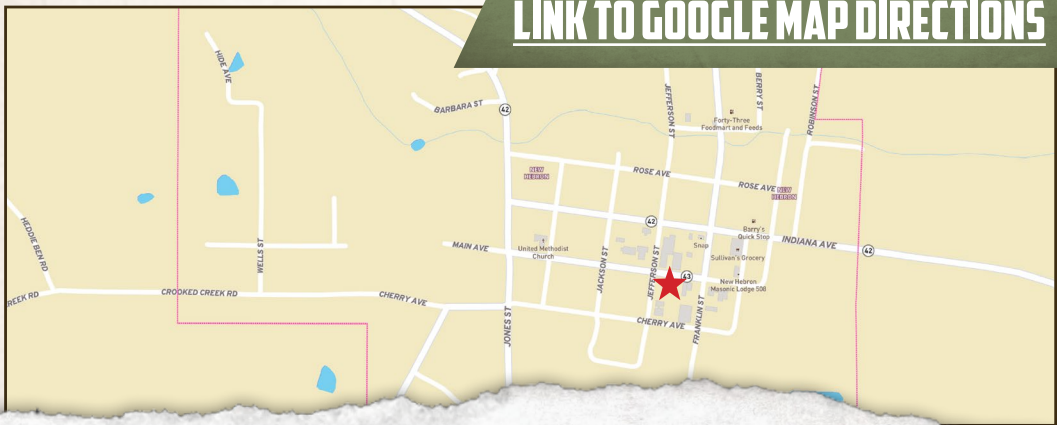
4848 Main St. - Flora, MS 39071 | O: 769-888-2522 | smalltownproperties.com

Information is believed to be accurate but not guaranteed.



The property is located at 404 Main Avenue next door to the U.S. Post Office in New Hebron, MS.

[LINK TO GOOGLE MAP DIRECTIONS](#)



ADAM HESTER, ALC | ASSOCIATE BROKER  
C: 601-506-5058 | adam@smalltownproperties.com

DEWAYNE ATKINSON | LAND SPECIALIST  
C: 601-832-3075 | dewayne@smalltownproperties.com