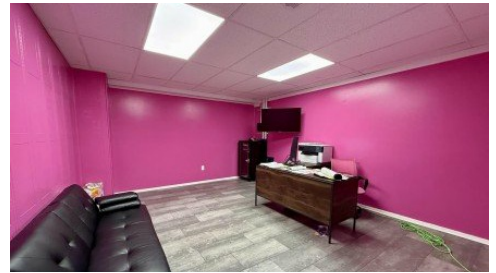


2031-2033 Ellisville Boulevard
Laurel, MS 39440



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MLS# 2026000070



\$1,000,000

8,000 Sqft

Prime Commercial Investment Opportunity - High-Traffic Location in Laurel, MS
Exceptional opportunity to own an approximately 8,000 sq. ft. commercial building currently operating as a medical marijuana dispensary, offering immediate income potential, while sitting on 1.68 acres. This versatile property is well-suited for a wide range of commercial uses, including automobile dealership, tractor or farm implement sales, retail, or other service-based businesses. Ideally positioned in a high-traffic, highly visible location in Laurel, Mississippi, the property benefits from excellent accessibility and strong exposure, making it attractive for both owner-users and investors alike. In addition to the main building, the site includes income-producing structures, enhancing cash flow and long-term value. Ample space for parking, display, or equipment storage further adds to the flexibility of this property. Whether you're seeking a turnkey investment or a strategic location for your business expansion, this property offers multiple revenue streams, adaptability, and strong growth potential. Completely fenced in property with security fence & five rolling gate entrances. The land & improvement(s) is listed at \$1,000,000. The business can be included in the sale for \$1,200,000. Don't miss this rare commercial opportunity in one of Laurel's most



Edna Murray

Phone: (601) 807-2245

Murray Land & Homes, LLC

For full listing details, please scan:

