

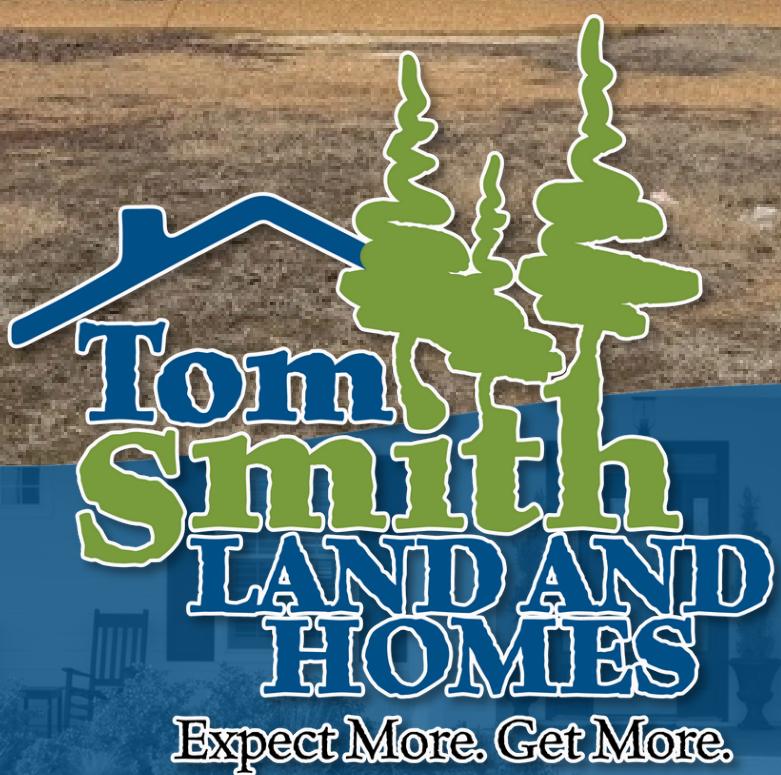
Exclusive Turn-Key Restaurant Opportunity

14805 US HWY 49, Belzoni, Mississippi

Humphreys County



\$500,000



Property Information

Location:

- 155± miles from Memphis
- 81± miles from Jackson
- 50± miles from Cleveland
- 47± miles from Greenville
- 86± miles from Clarksdale

Coordinates:

- 33.1641, -90.4999

Property Use:

- Exclusive turn key restaurant opportunity
- Fully furnished
- Located in Humphreys County in Belzoni, MS

Property Highlights

- 3,300± sqft. building site on 2.26± acres
- 2 - 5 ton HVAC units
- Plenty of room for parking or to add another building for retail
- All stainless steel kitchen area with stainless equipment
- Roughly \$126,000 in kitchen equipment per appraisal



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Information is believed to be accurate but not guaranteed.



Property Highlights

Equipment List:

- Commercial old hickory smoker
- Walk in cooler
- Dishwasher
- Steam Table
- Bottle cooler
- 54" True refrigerator and Freezer
- 36" gas range
- 2 commercial deep fryers
- Shades
- Menu board
- Electric signage
- Vent a hood
- Security and sound system
- Multiple TV's
- Washer and dryer
- Office space
- Stainless kitchen wall coverings

- 1 deep fryer
- 24" griddle and flat top
- Salad station
- 24" refrigerator
- Deep freezer
- Butcher block
- 3 kitchen sinks
- Tables and chairs
- Lot of plates, silverware, supplies
- Coke dispenser
- Bunn tea machine
- 25" true refrigerator
- POS System
- 11- stainless steel tables
- Roll up door
- Stainless storage racks



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The Property

3,300± sq. ft.

Exceptional turn-key restaurant property in Humphreys County, located in the heart of Belzoni, the Catfish Capital of the World. This well-maintained 3,300 ± sq. ft. facility sits on approximately 2.26 ± acres and is ready for immediate operation with a fully stocked, high-quality commercial kitchen featuring top-notch appliances and equipment. Additional improvements include multiple HVAC units, generous parking, office space, and lots of room for future expansion or additional commercial development. The property offers excellent regional access to surrounding areas, generating potential for local and out of town customers. A rare opportunity for an owner-operator or investor to step into a turnkey culinary business in a vibrant Mississippi market.



The Property



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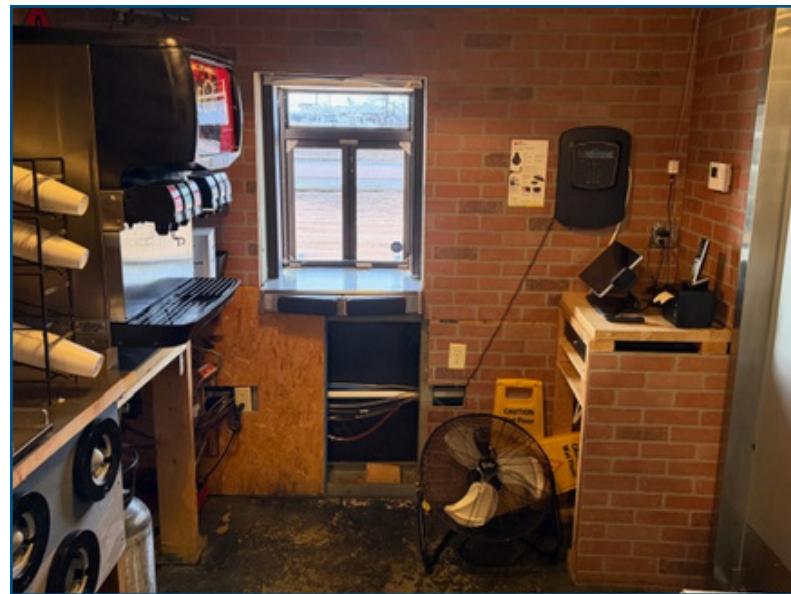
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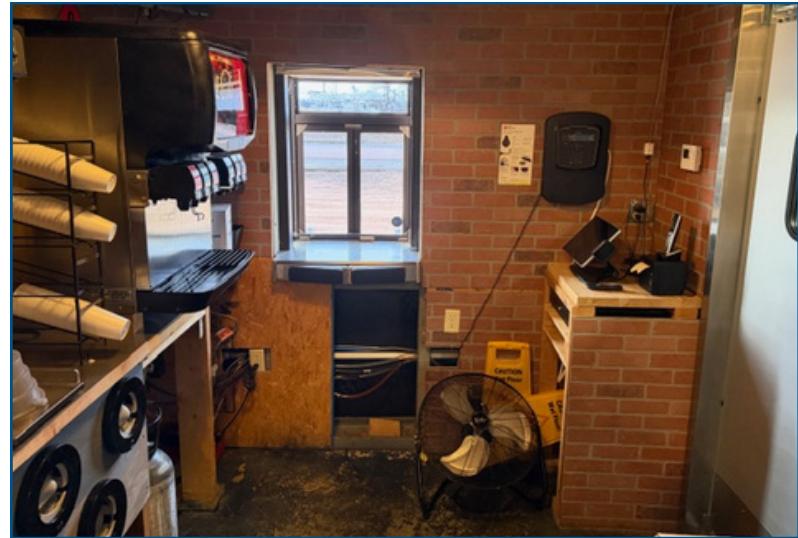
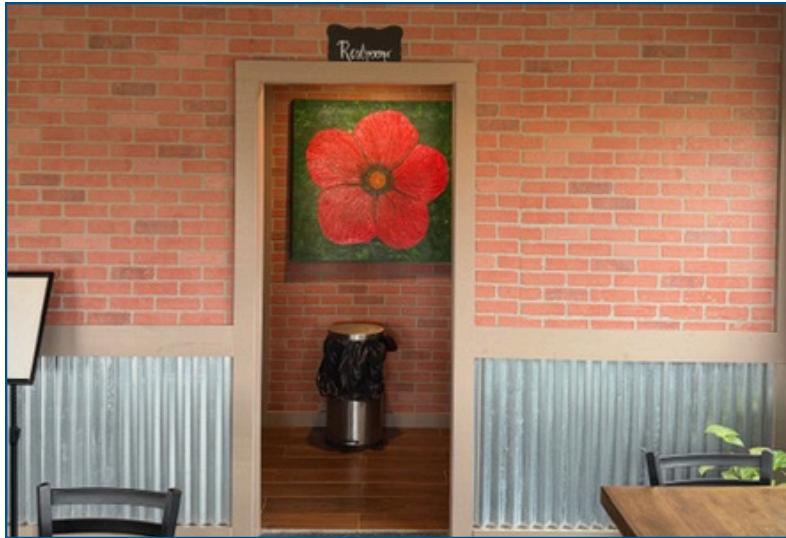
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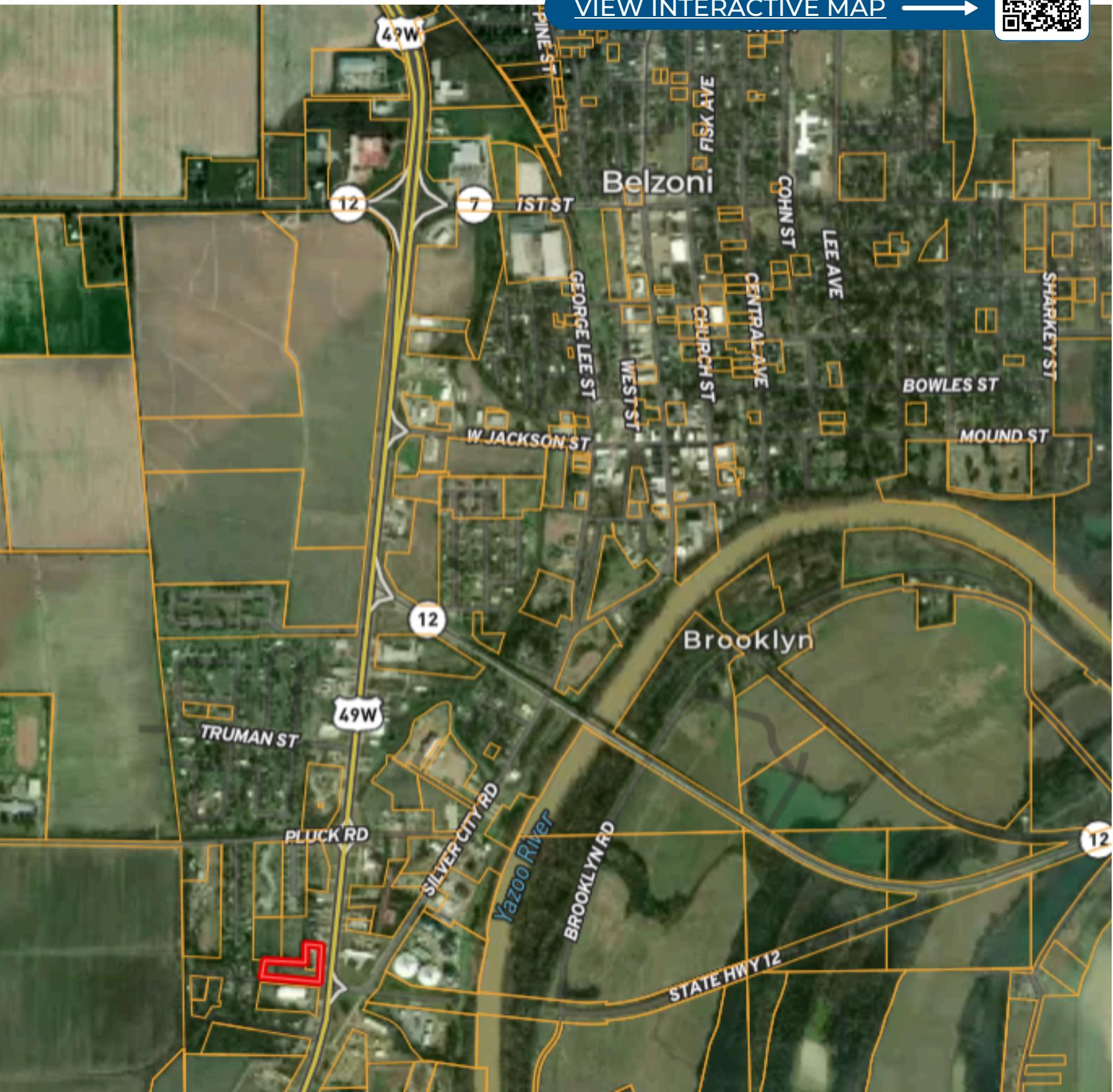
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Property Location Map

[VIEW INTERACTIVE MAP](#)



Aerial Map

[VIEW INTERACTIVE MAP](#)



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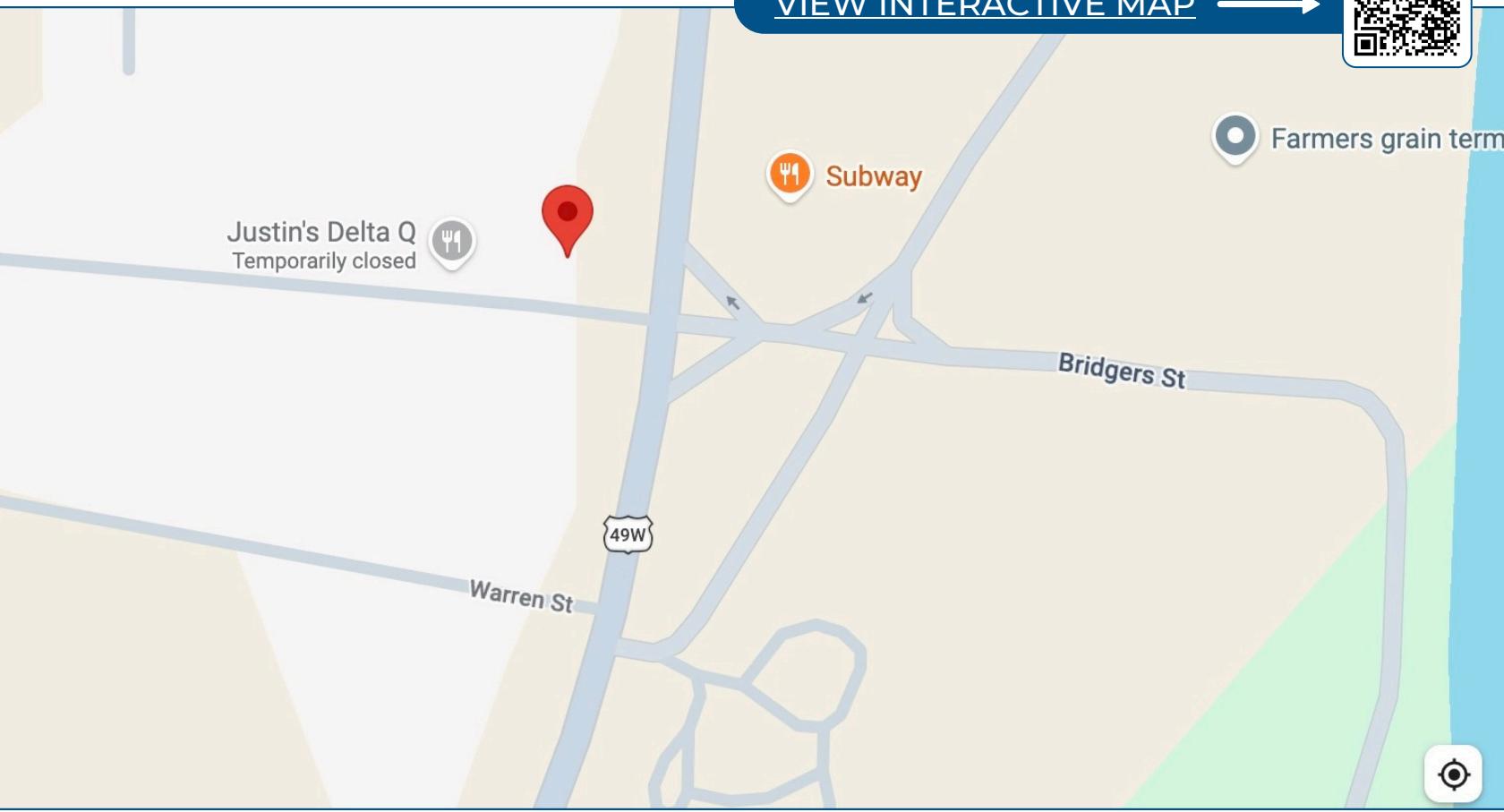
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Directional Map

[VIEW INTERACTIVE MAP](#)



From downtown Belzoni: Travel south on US-49W to Warren Street, then turn right, the property is on the right.



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