



**FOR SALE**  
**INVESTMENT OR USER PROPERTY**



**92,000 SF WAREHOUSE W/OFFICES**  
**NOEL'S AUTO PARTS**  
**605 S. GALLATIN STREET**  
**JACKSON, MS**

**TENANTS - 1) UNISELECT, A CANADIAN FIRM, OWNER OF NOEL'S AUTO PARTS - NEW  
THREE (3) YEAR LEASE**  
**2) ROSS BARNETT - USED KITCHEN & DINING EQUIPMENT**

**RENTAL INCOME: \$74,400 ANNUAL**

**2007 PROPERTY TAXES: \$14,839.68**

**2007 TRAFFIC COUNT: 12,000 ADT**

**ASKING PRICE: \$650,000.00**

**For more information or to arrange a tour of the property, contact**

**BILL COOK, CCIM**

**601- 981-1500 OR CELL 601- 260-0753**

**PLEASE VISIT OUR WEBSITE @ [COOKCOMMPROPERTIES.COM](http://COOKCOMMPROPERTIES.COM)**

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