

FOR SALE

**FORMERLY
THE MARTHA COKER
BUILDING
CONVALESCENT HOME**

**401 E. Ninth St..
Yazoo City, MS 39194**

Features:

- **# of Beds: 48**
- **Building Size: 17,366 sq. ft.**
- **Property Type: Health Care**
- **Property Sub-Type:
Acute Care Hospital**
- **Property Use Type:
Vacant/Owner User**
- **No. of Stories: 1**
- **Year Built: 1963**
- **Lot Size: 36,875 sq.ft.**
- **Parking Ratio: 19 per.
1000 sq. ft.**

**Contact Info.
cvuniversity@yahoo.com
Or
662.763.2536**



Your paragraph text

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West Side of Building



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South West Front Entry



Street Parking in Front of Business Building

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A photograph of a concrete walkway leading to a house. The walkway is made of light-colored concrete slabs. To the right of the walkway is a low brick wall and some green bushes. To the left is a lawn. In the background, the front entrance of a house is visible, with a porch and a rocking chair. A light blue overlay with a white circle is in the top left corner, containing the text 'Front Entry Walkway'.

**Front
Entry
Walkway**

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***Building
Entry Area
with Safety
Buzzer***

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Reception
Area &
East Wing

A photograph of a commercial kitchen with white tiled walls and stainless steel equipment. A person in a white shirt is working at a counter. A large stainless steel sink is on the left, and a large commercial oven is in the center. A rack with hanging pots and pans is on the right. The text "Commercial Kitchen with Stainless Steel Kitchen Sinks and Equipment, Dish Washer, Steam Table, etc." is overlaid in the top left.

**Commercial
Kitchen with
Stainless Steel
Kitchen Sinks and
Equipment, Dish
Washer, Steam
Table, etc.**

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Kitchen layout and Food Pantry



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Client's Recreation Room





Safety Equipment Requirement



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East Wing of Building

Building Equipped with Safety Requirements





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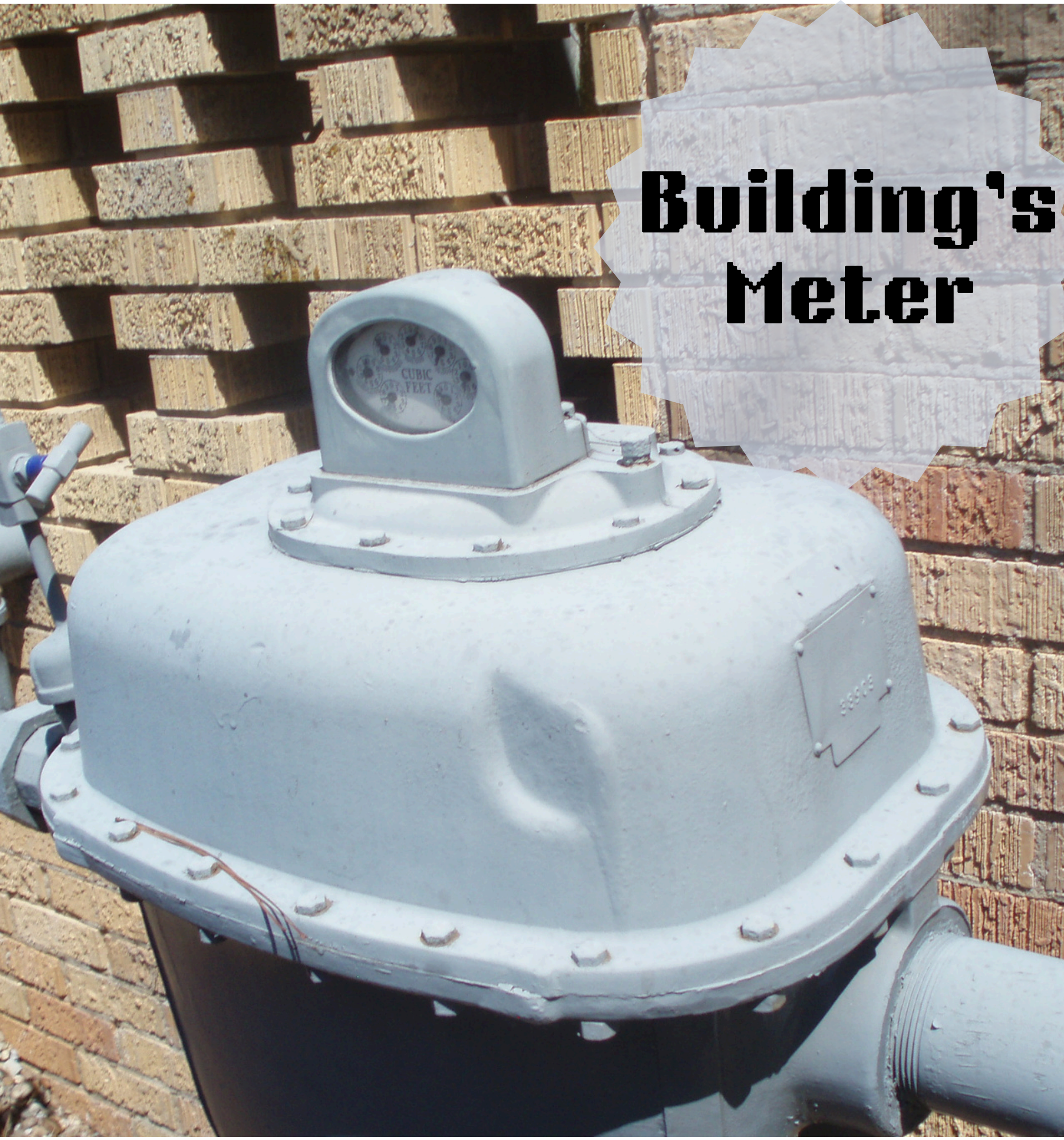
**Covered Patio
Area which
Separates East
/West Wings
and attached
to Center
Courtyard**

**Both East & West Wing
Have Emergency Doors**

**Commercial Size
Cooling System**



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Building's Meter



East/West Wing Safety Doors

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NURSE'S WORK STATION

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**Example of Client's Bedroom & Rt. Picture is
Example of the Many Restrooms**

Front Lobby/Reception Area with Onlook of Client's Courtyard

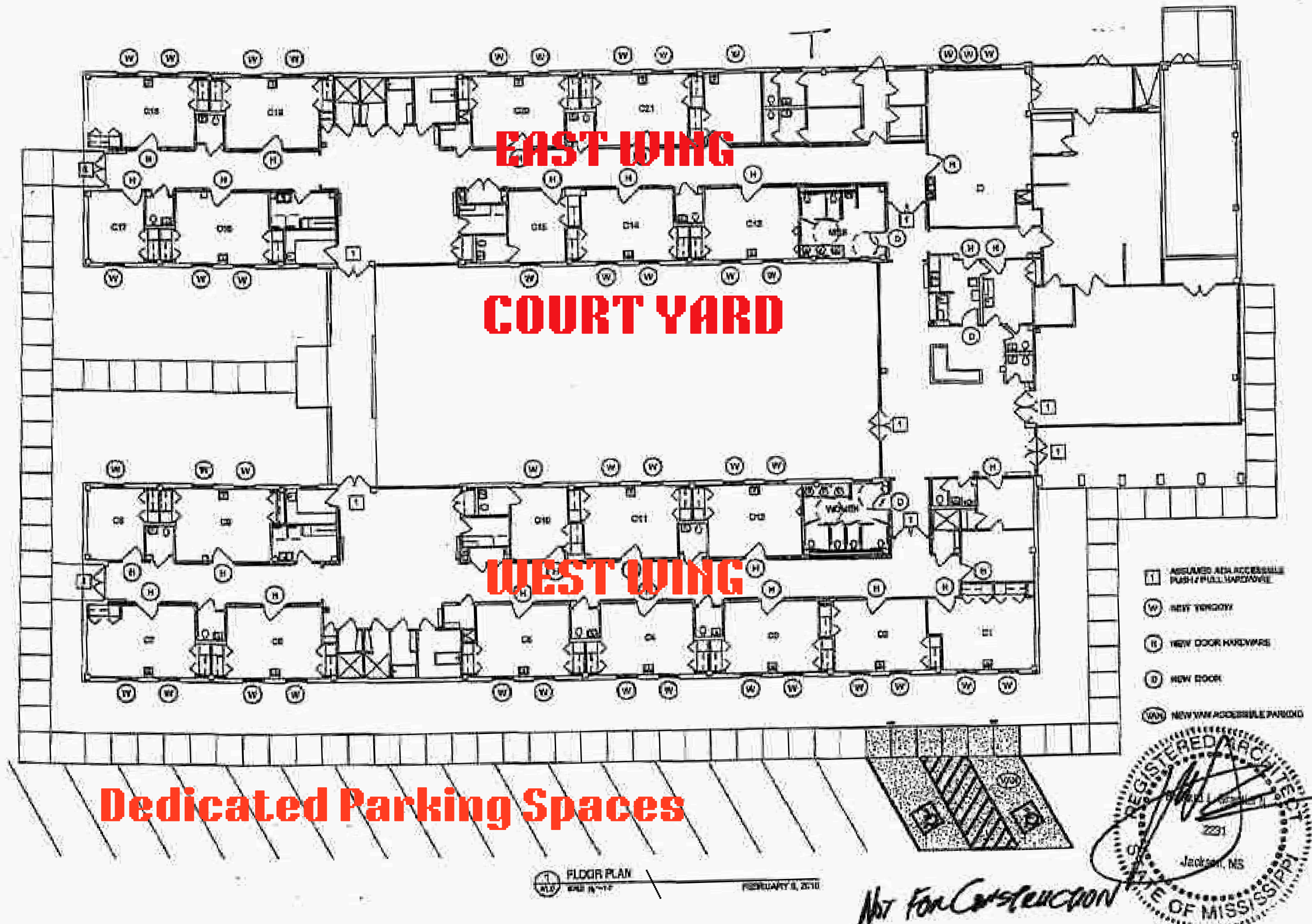


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A photograph of an inner courtyard. The foreground is a brick-paved area. To the left, there is a large, dense green bush. In the center, there is a small garden bed with a metal table and chairs. In the background, there is a building with large windows and a brick wall. A small American flag is visible near the building. The sky is clear and blue.

INNER COURT YARD

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**Front of Building
Baptist Hospital
Across the Street**

401 E. NINTH ST

This is a professionally built building to include a laundry area, hair salon, numerous offices, medicine room, medical supply room, employee lounge, bathing equipment, private and shared restrooms, cafeteria and much more. The plot of land is almost an acre. The building was commercially built using hospital building standards. The building structure is strong, but does have rain damage on the east wing which should be taken into consideration if purchasing. The building is being sold "as is" which means the buyer is responsible for repairs and restoration as needed. The selling price has been adjusted to consider necessary repairs and restoration. This building is "S" zoned which means that the owner can operate as permitted by law. The operation range is wide and the asking price of the building is less than the price of other parcels of similar land use areas of the city which would require engineering and city approvals that this property currently is zoned for.

FOR SALE

Price: \$895,000

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