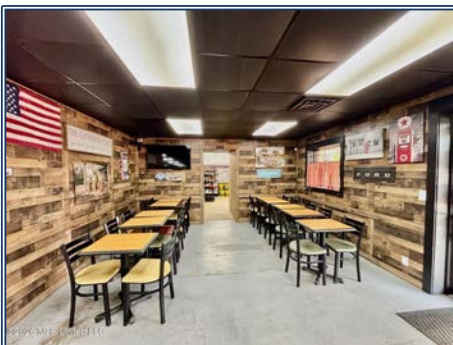




This versatile 3,920 sq ft brick commercial property offers a rare all-in-one investment opportunity. Currently operating as a gas station and convenience store, the property also features a fully equipped restaurant and an attached hardware store—making it ideal for an owner-operator or investor seeking diverse income potential. The property is well-maintained and thoughtfully upgraded, including a comprehensive 16-camera security system and a brand-new fire suppression system to ensure safety and peace of mind. The site includes three gas pumps and a fully outfitted commercial kitchen with all new cooking equipment in excellent condition. Additional features include six freezers, a brand-new cash register/POS system, and two new tankless hot water heaters for efficiency and reliability. Beyond the main building, the property includes a separate 800 sq ft structure, offering incredible flexibility. This additional space is perfectly suited for a snowball or ice cream stand, beauty salon, barbershop, tanning salon, or other small business ventures—creating even more income opportunities. Situated on a property with room to expand, this is an ideal setup for entrepreneurs looking to grow or diversify their business operations. Whether you're looking to step into a turnkey business or reimagine the space, the possibilities here are extensive. Don't miss this unique chance to own a multi-functional commercial property with built-in versatility and future growth potential.

3472 Ruth Drive SE, Ruth, MS

31.380977, -90.317156 GPS



\$980,000

3920 Sq Ft
0.94± Acres
MLS #4148409



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