

7508 Alt. US-45
7508 Alt. US-45
West Point, MS 39773

\$295,000
0.870± Acres
Clay County



7508 Alt. US-45
West Point, MS / Clay County

SUMMARY

Address

7508 Alt. US-45

City, State Zip

West Point, MS 39773

County

Clay County

Type

Commercial

Latitude / Longitude

33.615308 / -88.658589

Taxes (Annually)

493

Dwelling Square Feet

1745

Bedrooms / Bathrooms

-- / 1

Acreage

0.870

Price

\$295,000

Property Website

<https://www.mossyoakproperties.com/property/7508-alt-us-45-clay-mississippi/41662/>



PROPERTY DESCRIPTION

Featured is this fantastic commercial building with a storage shed situated on .87 acres. This building spans 1745 square feet with an open floor plan, complete with a dressing room, bathroom, and kitchen featuring a barn door. Additionally, there is a bonus room consisting of two small rooms, a laundry room wired for commercial outlets. The main building has undergone a complete renovation, including all new appliances and materials. The second building retains its original siding but has a new roof, covering approximately 500 square feet. Currently serving as a newly established salon and boutique, this property can be sold with equipment and stocked inventory at an additional cost. Its location on Hwy 45, close to the hospital, offers convenient access and makes it perfect for a medical facility or restaurant. This property allows for endless possibilities, so don't miss your chance to make your mark on this gem!

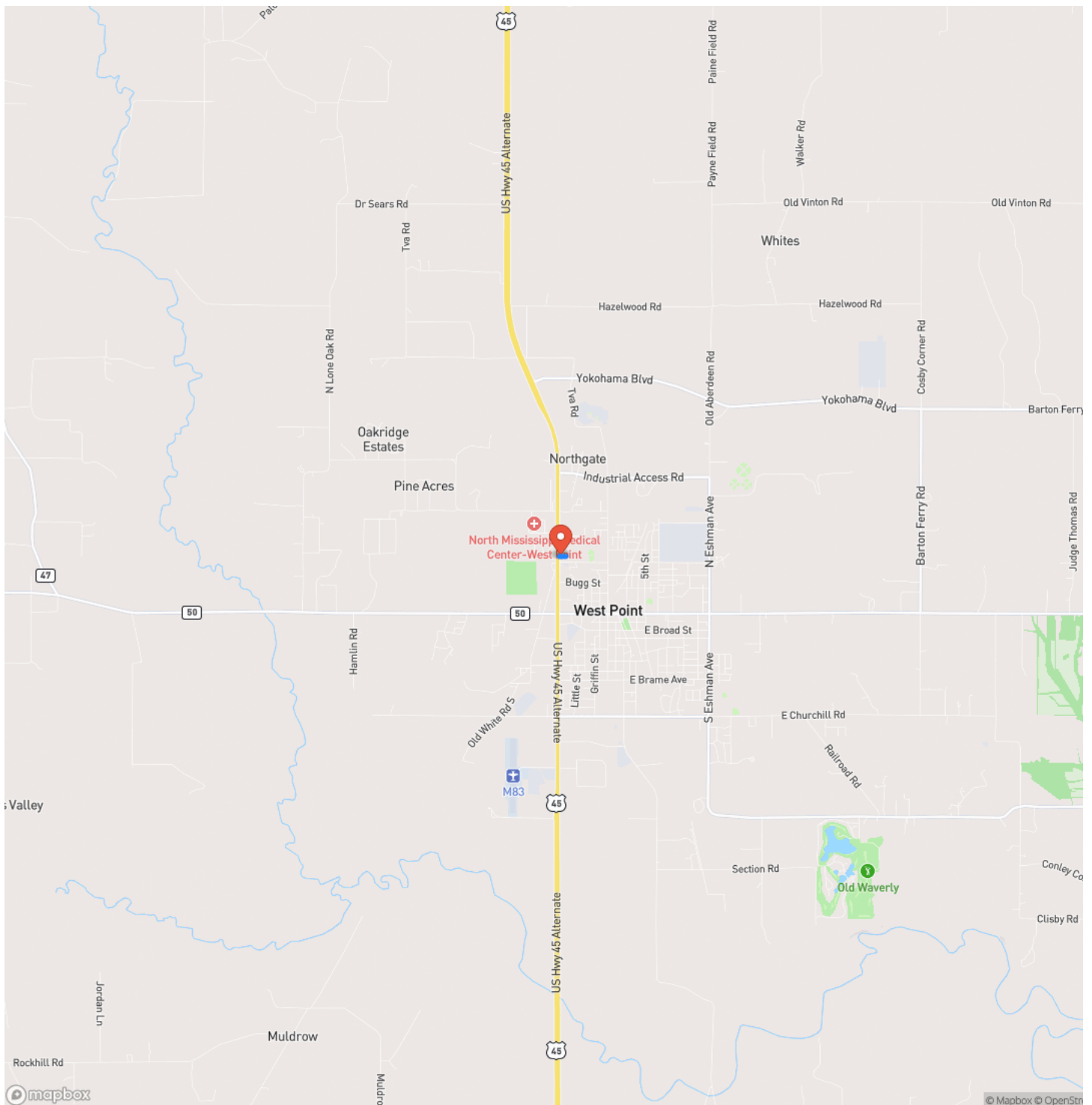
- Commercial grade wiring for 220 outlets
- Plumbing in place for an extra bathroom or pedicure area
- New central heat and air, new plumbing, new water heater, siding, flooring and ceiling fans
- New metal roof
- Freshly poured concrete parking lot



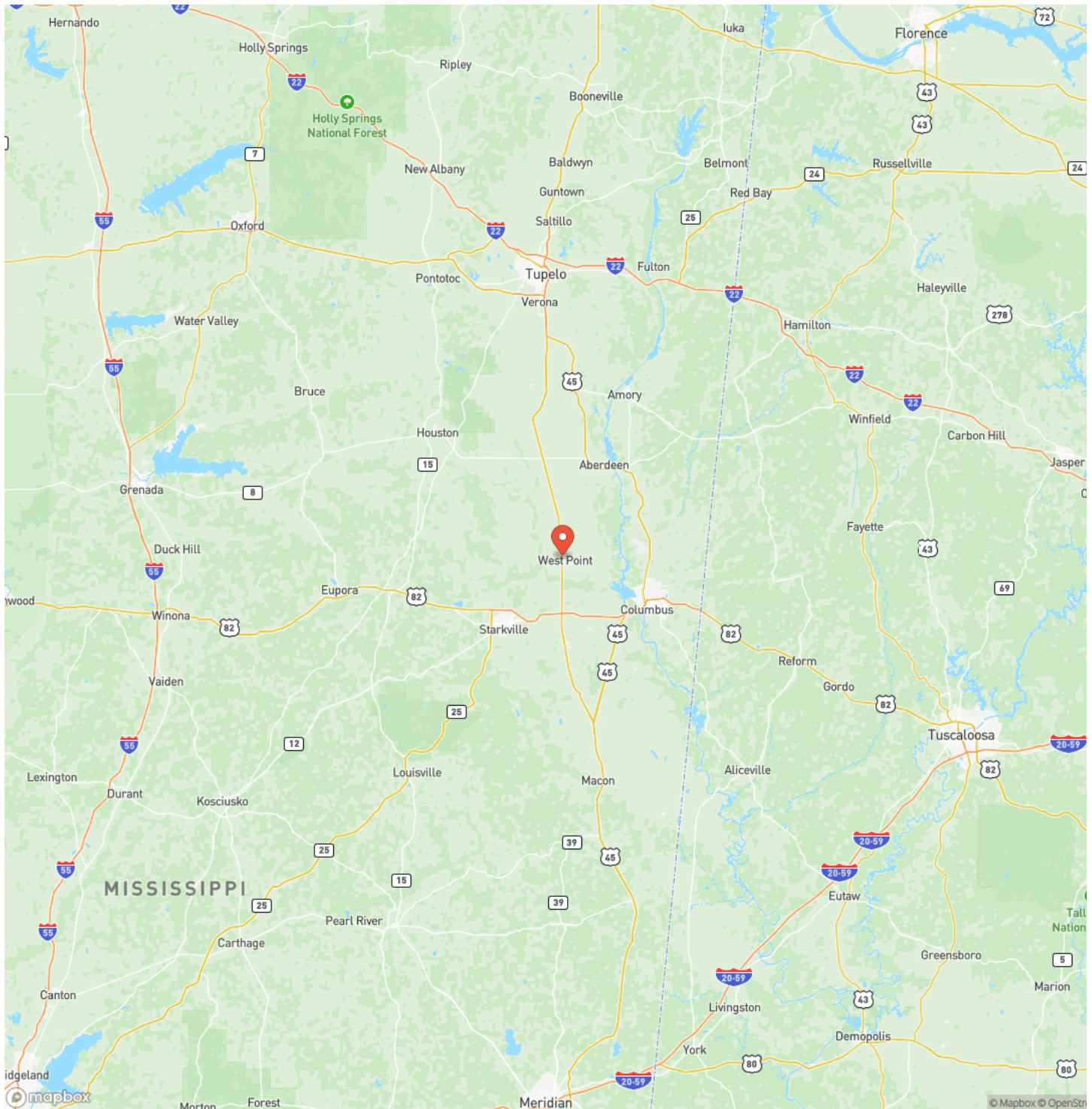
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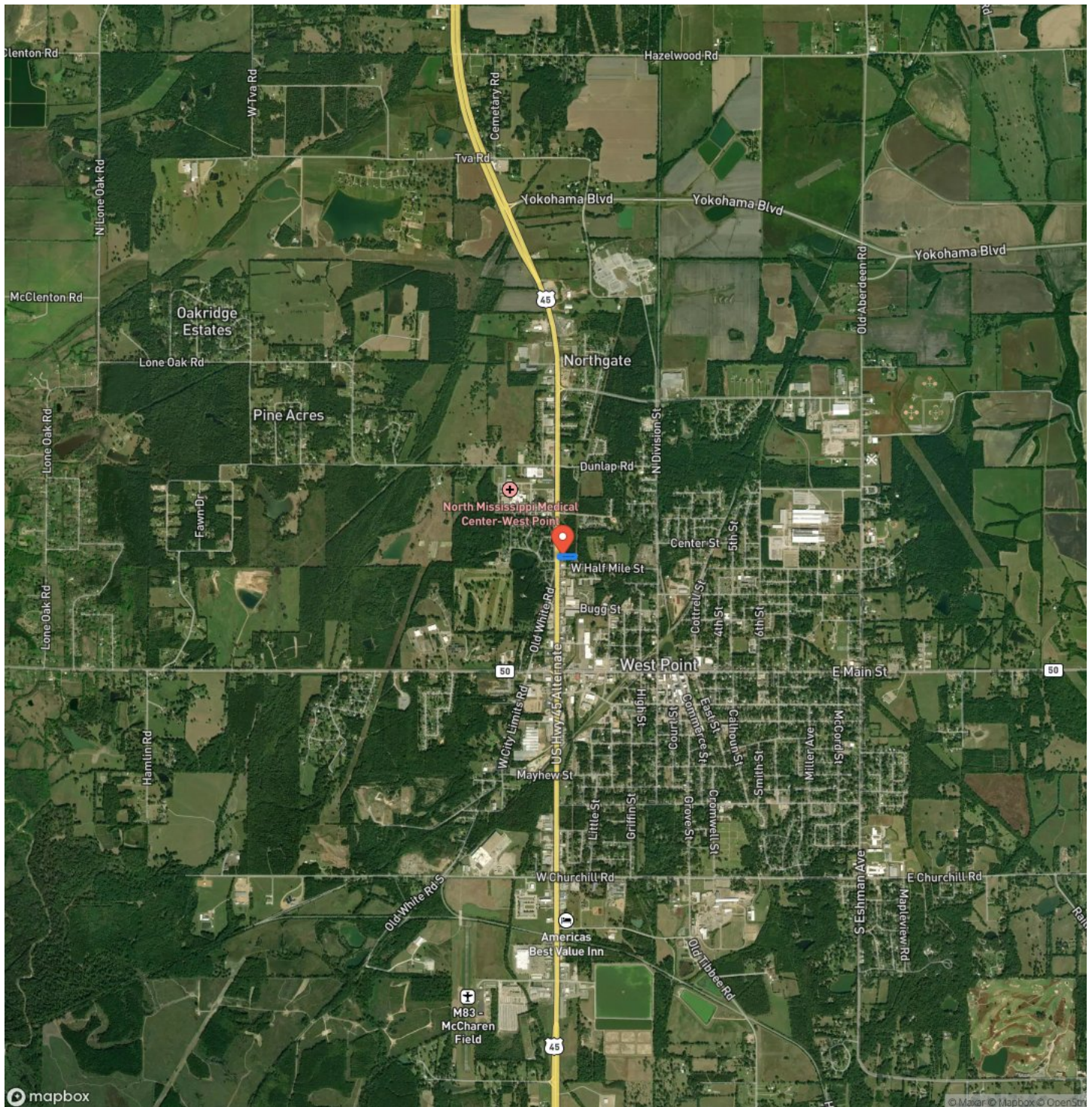
Locator Map



Locator Map



Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



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City / State / Zip

West Point, MS 39773

NOTES



MORE INFO ONLINE:

MossyOakProperties.com

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.



DISCLAIMERS

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relation to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



Mossy Oak Properties Bottomland Real Estate

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