

304 Yandell Ave\_Canton\_MadisonCo  
304 Yandell Ave  
Canton, MS 39046

**\$255,000**  
1.800± Acres  
Madison County



**304 Yandell Ave\_Canton\_MadisonCo**  
**Canton, MS / Madison County**

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**SUMMARY**

**Address**

304 Yandell Ave

**City, State Zip**

Canton, MS 39046

**County**

Madison County

**Type**

Commercial, Business Opportunity

**Latitude / Longitude**

32.618365 / -90.029673

**Dwelling Square Feet**

2701

**Bedrooms / Bathrooms**

-- / 1

**Acreage**

1.800

**Price**

\$255,000

**Property Website**

[https://www.mossyoakproperties.com/property/304-yandell-ave\\_canton\\_madisonco-madison-mississippi/76886/](https://www.mossyoakproperties.com/property/304-yandell-ave_canton_madisonco-madison-mississippi/76886/)



**PROPERTY DESCRIPTION**

Turnkey office & shop ready for a new owner!

Office was built in 1950 and has been in the same family timber business for 3 generations.

The office is 2,701 sq feet according to the recent appraisal. Inside the office are multiple rooms, including 2 bathrooms, a file room, a small engine repair shop, 2 storage rooms and a wood burning fireplace. In 1973 the shop was added to the complex and since has been updated.

The 2400 sq foot shop has 3 roll up doors for tractor-trailers. There is 1 office and 1 storage room inside the shop, plus a loft upstairs.

Additionally, SPI currently holds the lease to the 10+/- acres owned by International Paper connecting to the listed property to the east that would be available as well.

\*PLEASE NOTE\*: Property is located in Flood Zone AE. Regulatory Floodway AE runs along the south boundary line. Property DOES NOT flood often or even annually by any means. See map in photos.

BEING SOLD AS IS!

Les Penn, CLS

Mossy Oak Properties, BRE

[601-260-5544](tel:601-260-5544)

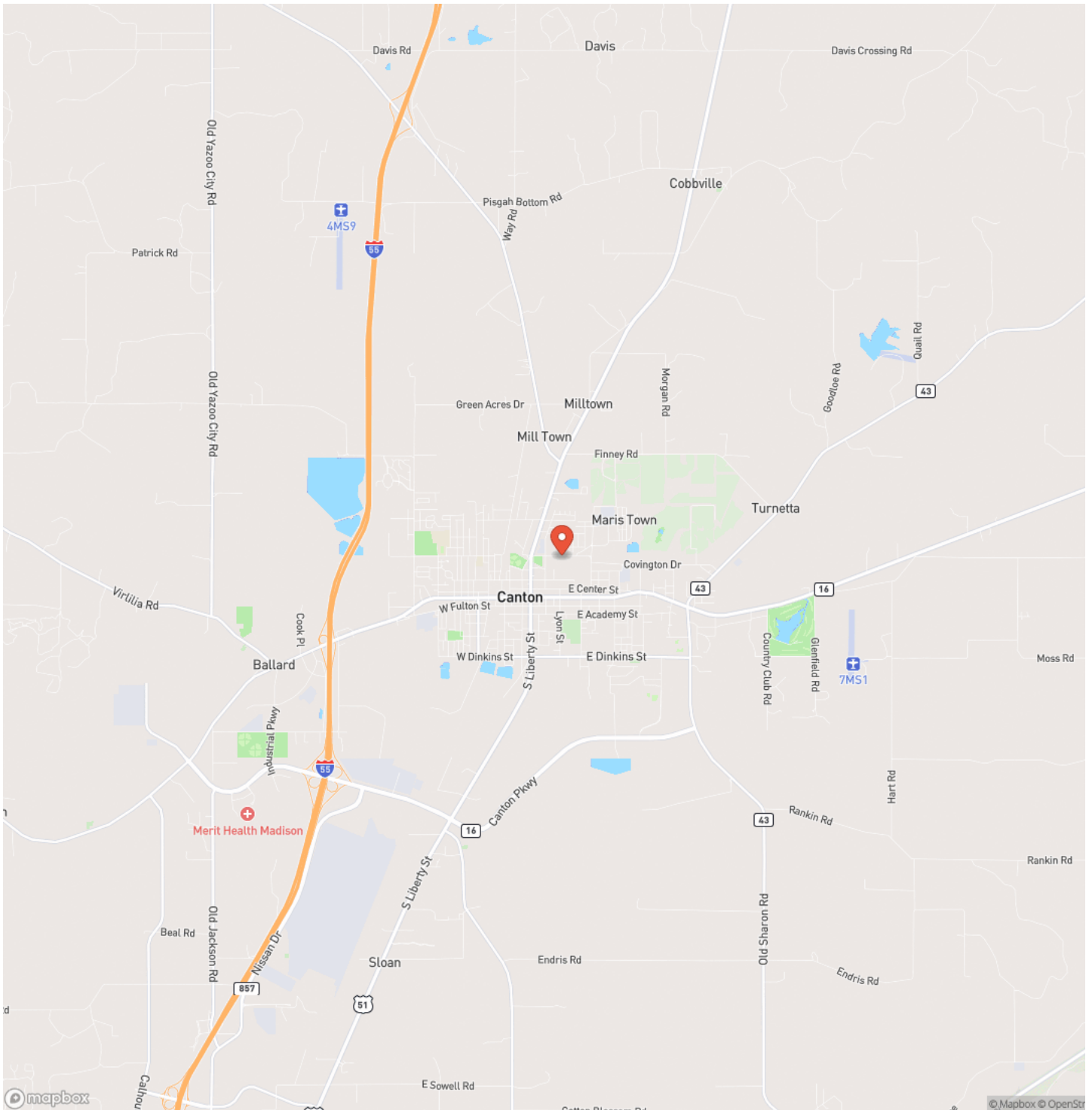
[662-495-1121](tel:662-495-1121)

[Lpenn@mossyoakproperties.com](mailto:Lpenn@mossyoakproperties.com)

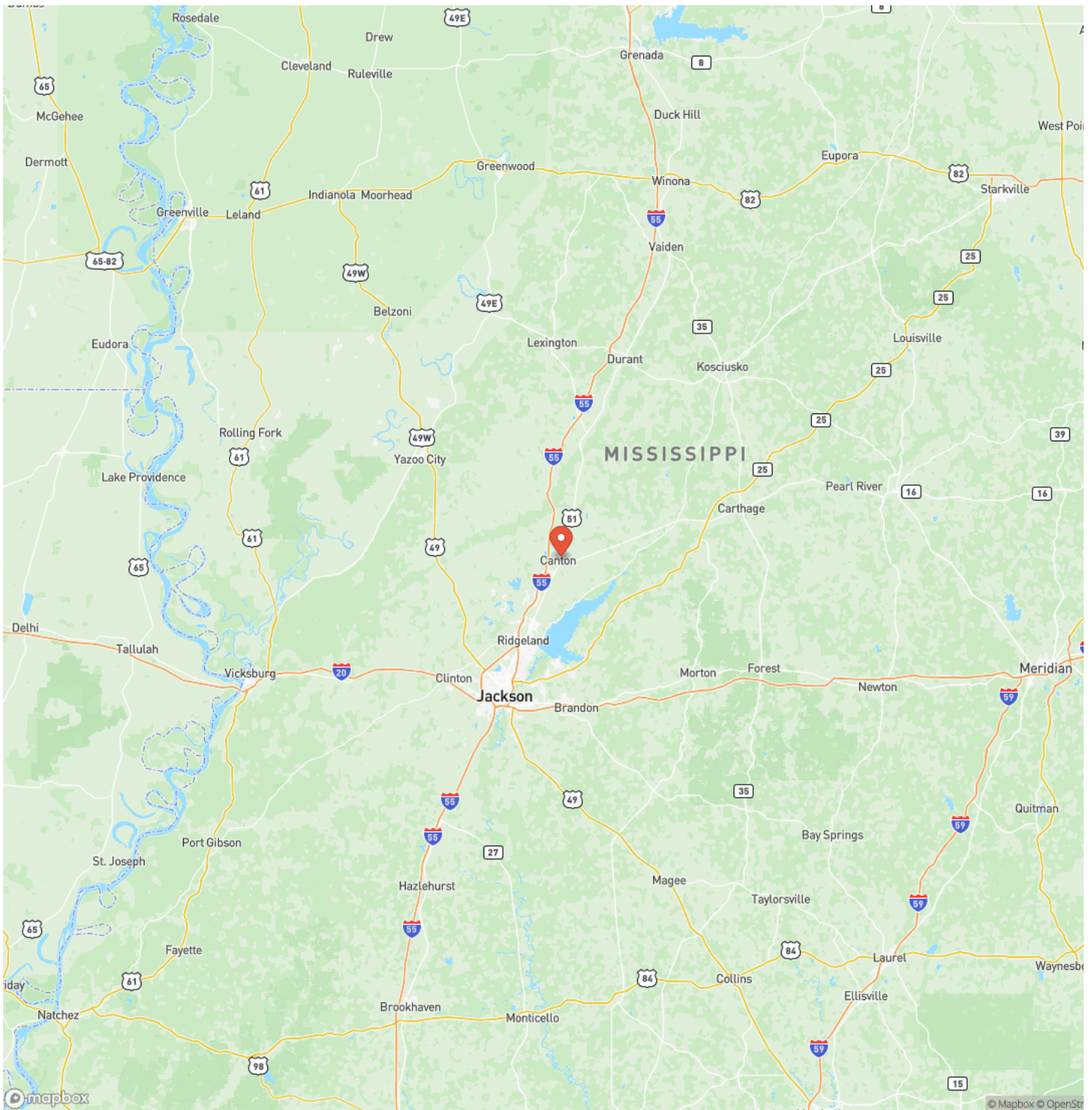
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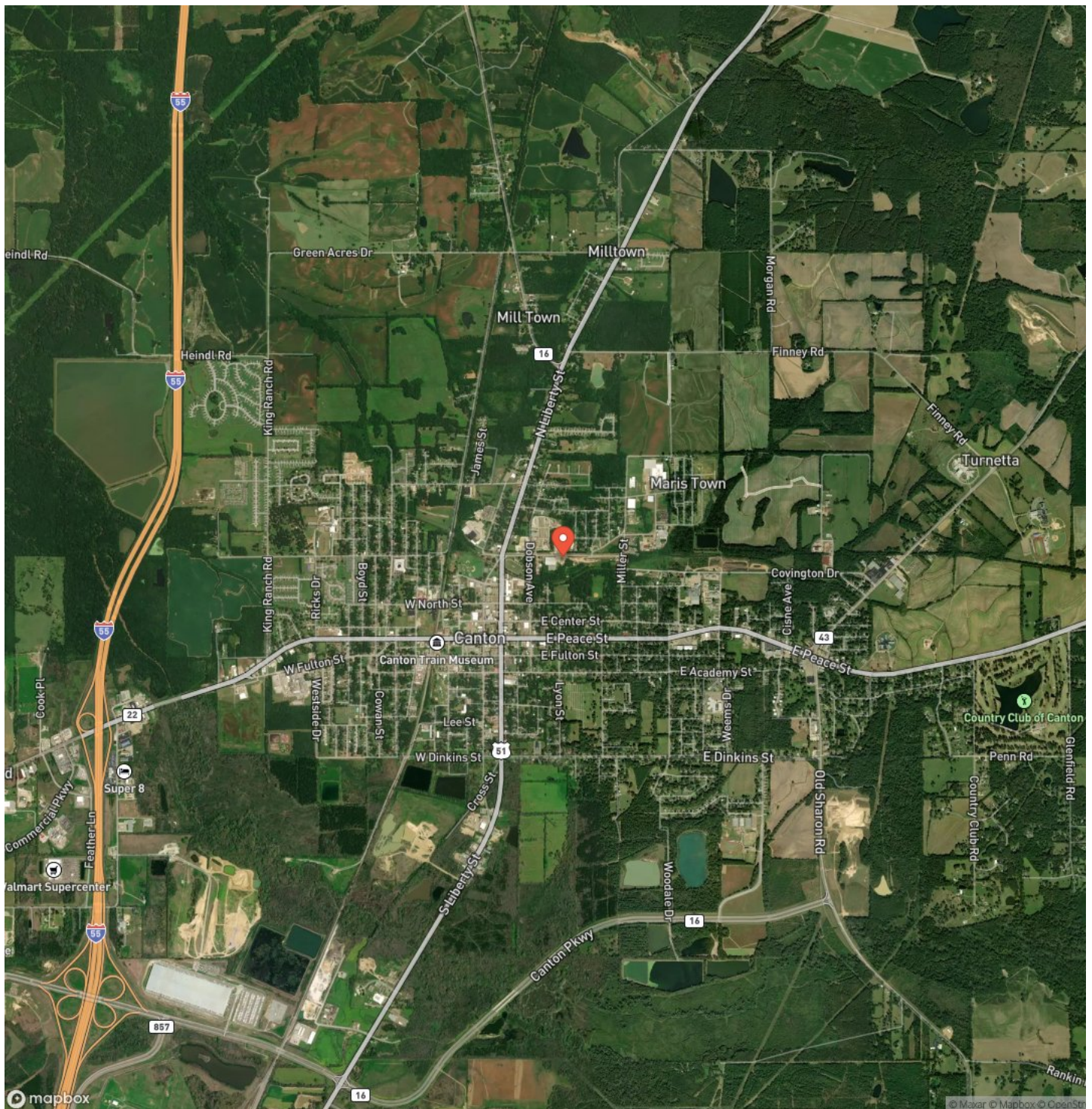
## Locator Map



## Locator Map



## Satellite Map



**304 Yandell Ave\_Canton\_MadisonCo**  
**Canton, MS / Madison County**

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Les Penn

## Mobile

(601) 260-5544

## Office

(662) 495-1121

## Email

lpenn@mossyoakproperties.com

## Address

108 Lone Wolf Dr.

## City / State / Zip

Madison, MS 39051

## NOTES



**MORE INFO ONLINE:**

**MossyOakProperties.com**

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



**MossyOakProperties.com**

## **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 relationship 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.

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**Mossy Oak Properties Bottomland Real Estate**

5795 Highway 45 Alt S

West Point, MS 39773

(662) 495-1121

[MossyOakProperties.com](http://MossyOakProperties.com)

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