



# SMALLTOWN

HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

**402 AZALEA DRIVE  
WAYNE COUNTY, MS**

**\$350,000**

**COMMERCIAL OPPORTUNITY**



OFFICE (769) 760-0005 | [WWW.SMALLTOWNPROPERTIES.COM](http://WWW.SMALLTOWNPROPERTIES.COM)

# 402 AZALEA DRIVE

# PROPERTY PROFILE

## LOCATION:

- 402 Azalea Drive  
Waynesboro, MS 39367
- Within the City Limits
- Wayne County

## COORDINATES:

- 31.67145, -88.65035

## PROPERTY USE:

- Commercial
- Potential Multifamily
- Investment

## PROPERTY INFORMATION:

- 1.4± Acre Lot
- 22,577± SqFt Two-Story Building
  - 12,577± SqFt Finished
    - 1,800± SqFt Event Room
  - 10,000± SqFt Unfinished 2nd Story
- Two Apartments
  - 1 Longtime Tenant
  - 1 Vacant
- Frontage on Azalea Drive  
and Hough Street

## TAX INFORMATION:

- Parcel: 105C-12-00700100
- Estimated Taxes \$5,786.37



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**HUNTER WADLEY**

LAND SPECIALIST

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2121 5th St., Ste 206 - Meridian, MS 39301

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

Information is believed to be accurate but not guaranteed.

# WELCOME TO 402 AZALEA DRIVE

INVESTORS, BUSINESS OWNERS, AND DEVELOPERS, COME TOUR A VERSATILE COMMERCIAL PROPERTY LOCATED WITHIN THE CITY LIMITS OF WAYNESBORO, MISSISSIPPI. Offering excellent visibility and accessibility in an established area, this Wayne County property is full of potential!

Situated on a 1.4± acre lot, the property features a 22,577± square foot two-story building, with a finished area of approximately 12,577 square feet and the remaining 10,000± square feet on the second floor. Unlock the full potential by finishing the upper level! The layout and size provide strong flexibility for multiple uses, making it ideal for a storefront, commercial operation, or multi-family development. The building has two apartments already in place, with one being recently remodeled and vacant and the other currently being rented out to a longtime tenant.



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# MORE ABOUT 402 AZALEA DRIVE

Additionally, an 1,800± square foot space is used as an event room with an attached kitchen. This area is rented out to the public for special events. The property boasts a large parking area offering room for expansion while still providing parking options for customers and/or tenants.

Originally a funeral home, the building could easily be converted back if desired. Currently, the building serves as the home to a floral business, but the opportunities are endless with the space this property offers. This property presents a solid opportunity with its ample space, in-town location, and mixed-use potential!

**Take advantage of a well-positioned asset  
in Waynesboro; contact Hunter Wadley today!!**



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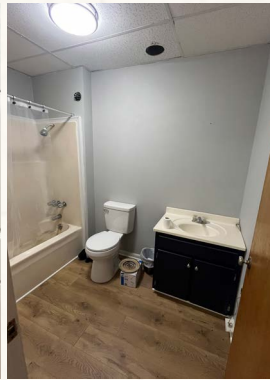
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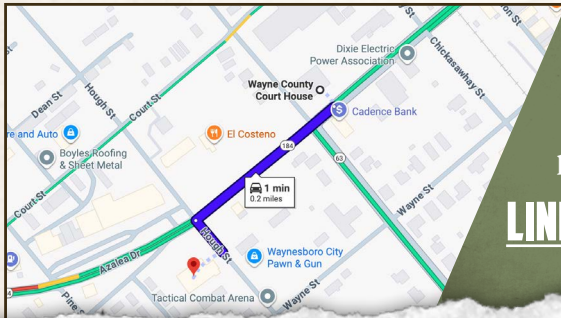
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402 AZALEA DRIVE

WAYNE COUNTY, MISSISSIPPI

land id. LINK



Directions from the Court House in Waynesboro, MS: Travel 0.2 miles southwest on Azalea Drive to the property on the left.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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