Versatile Commercial Property with Highway Frontage & Two Buildings | West Point, MS
7642 HWY 45 ALT N
West Point, MS 39773

$179,000
2.1± Acres
Clay County







MORE INFO ONLINE:

https://www.mossyoakproperties.com/

SUMMARY

Address
7642 HWY 45 ALT N

City, State Zip
West Point, MS 39773

County
Clay County

Type
Commercial

Latitude / Longitude
33.617043 / -88.658555

Dwelling Square Feet
3,549

Bedrooms / Bathrooms
3 / 1

Acreage
2.1

Price
$179,000

Property Website
www.mossyoakproperties.com







PROPERTY DESCRIPTION

Commercial Opportunity on Highway 45 ALT N - West Point, Mississippi

Position your business for success with this versatile commercial property located along Highway 45 Alternate North in West Point, Mississippi. Offering excellent highway visibility, convenient access, and two separate buildings, this property presents a great opportunity for business owners, investors, and entrepreneurs looking for a location with flexibility and room to grow.

The property features approximately **3,700 square feet of combined building space**, including a 2,700-square-foot commercial office building and a separate 1,000-square-foot residential structure. With C-3 commercial zoning, the property offers potential for a variety of business and investment uses.

Positioned near the highway, the main office building provides excellent exposure to passing traffic. Its functional layout includes a kitchen, four bathrooms, and a dedicated conference room, making it well suited for professional offices, administrative operations, service-based businesses, or a company headquarters. The generous square footage also provides opportunities to reconfigure the space to accommodate a buyer's specific needs.

Located behind the main office is a separate **2-bedroom, 1-bathroom home** offering approximately 1,000 square feet of additional space. This second structure adds a unique level of versatility to the property. Depending on the buyer's needs, it could serve as on-site housing, a rental property, additional office space, or accommodations for employees.

One of this property's greatest advantages is the ability to accommodate multiple uses at a single location. A business owner could operate from the front building while utilizing the rear residence for additional income or operational needs. Investors may also appreciate the potential to lease the two buildings separately, creating multiple opportunities for revenue.

Whether you're looking to establish a new business, relocate an existing operation, or expand your commercial real estate portfolio, this property offers a compelling combination of highway exposure, functional improvements, and flexibility.





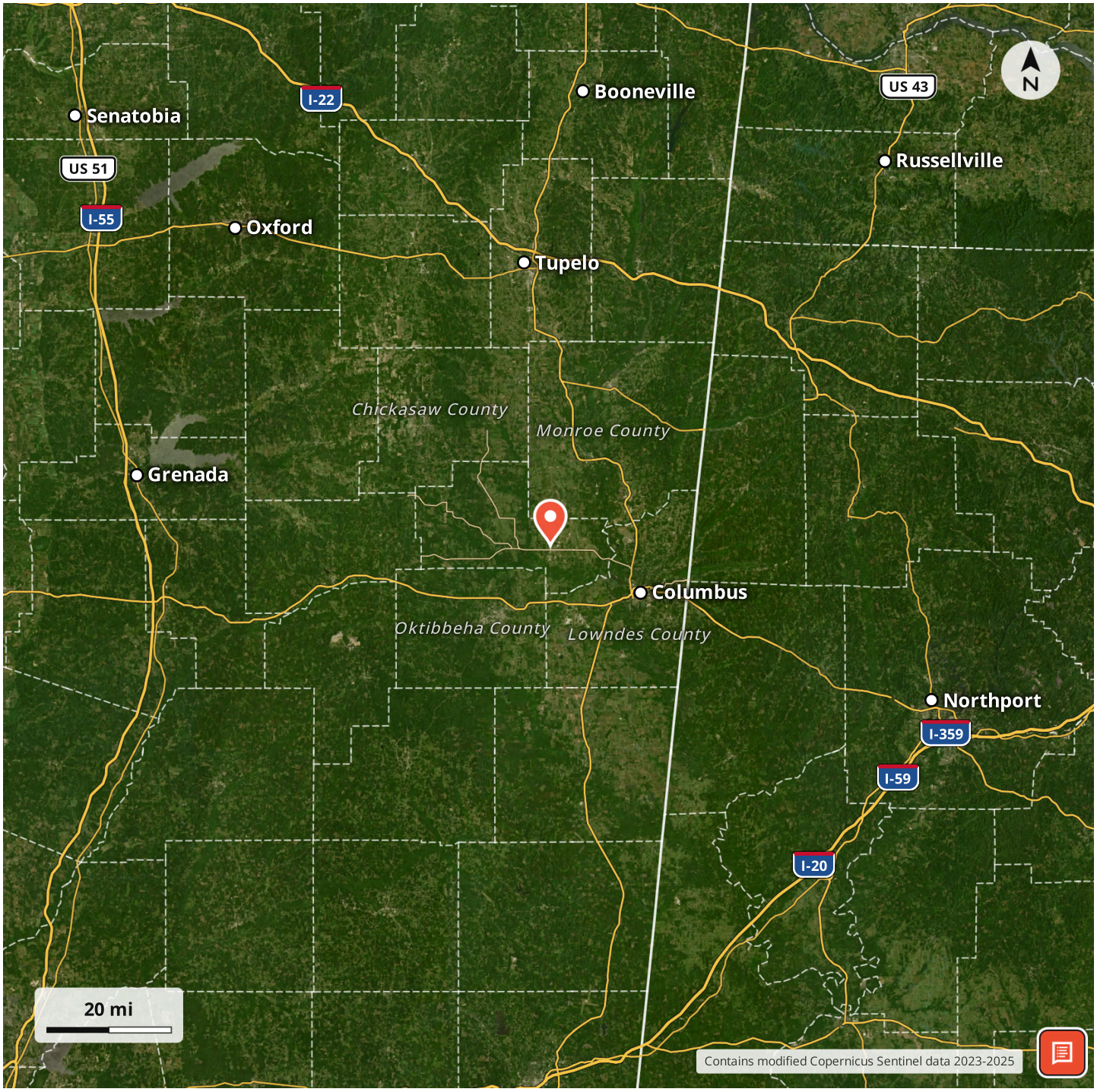




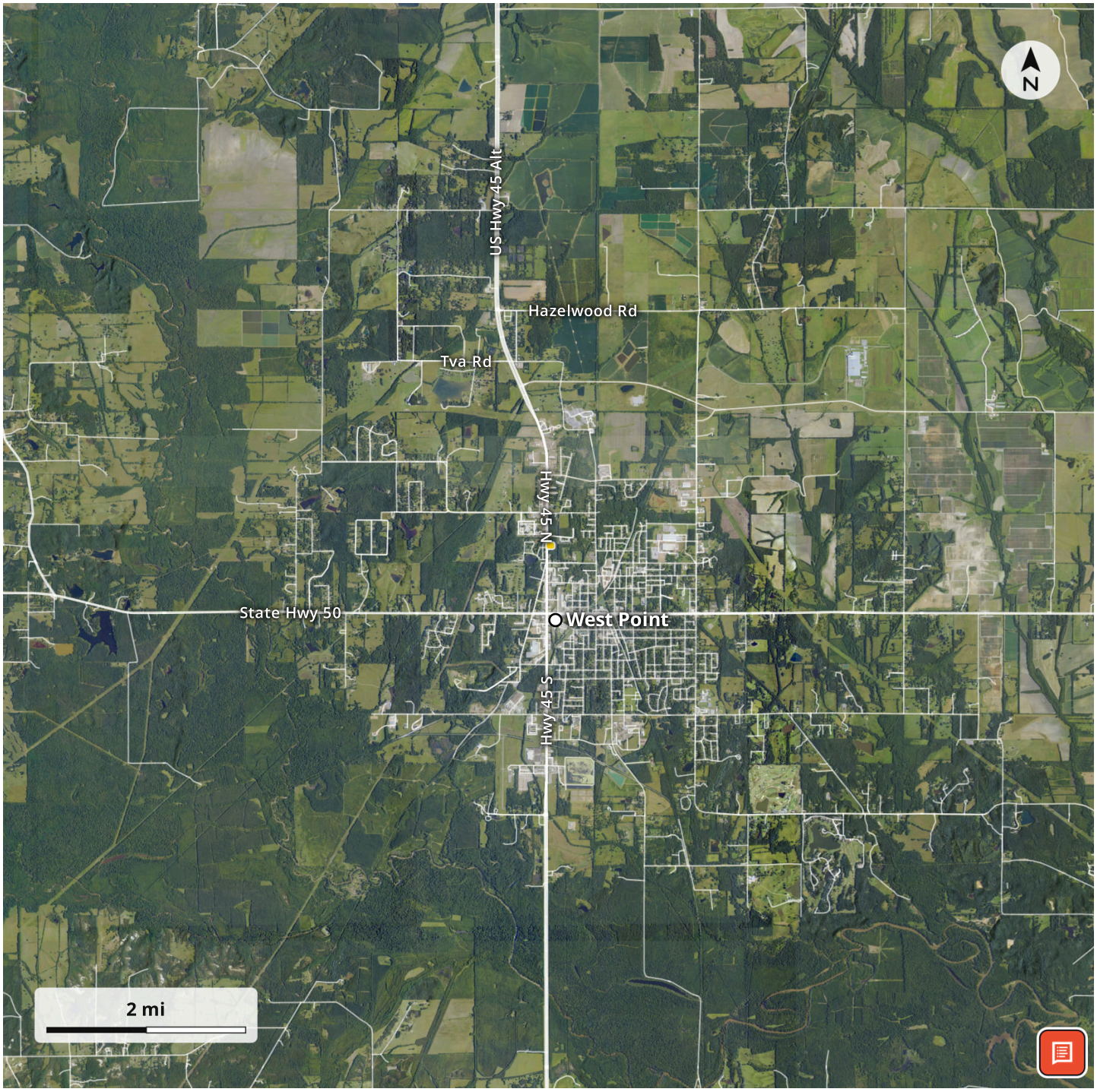

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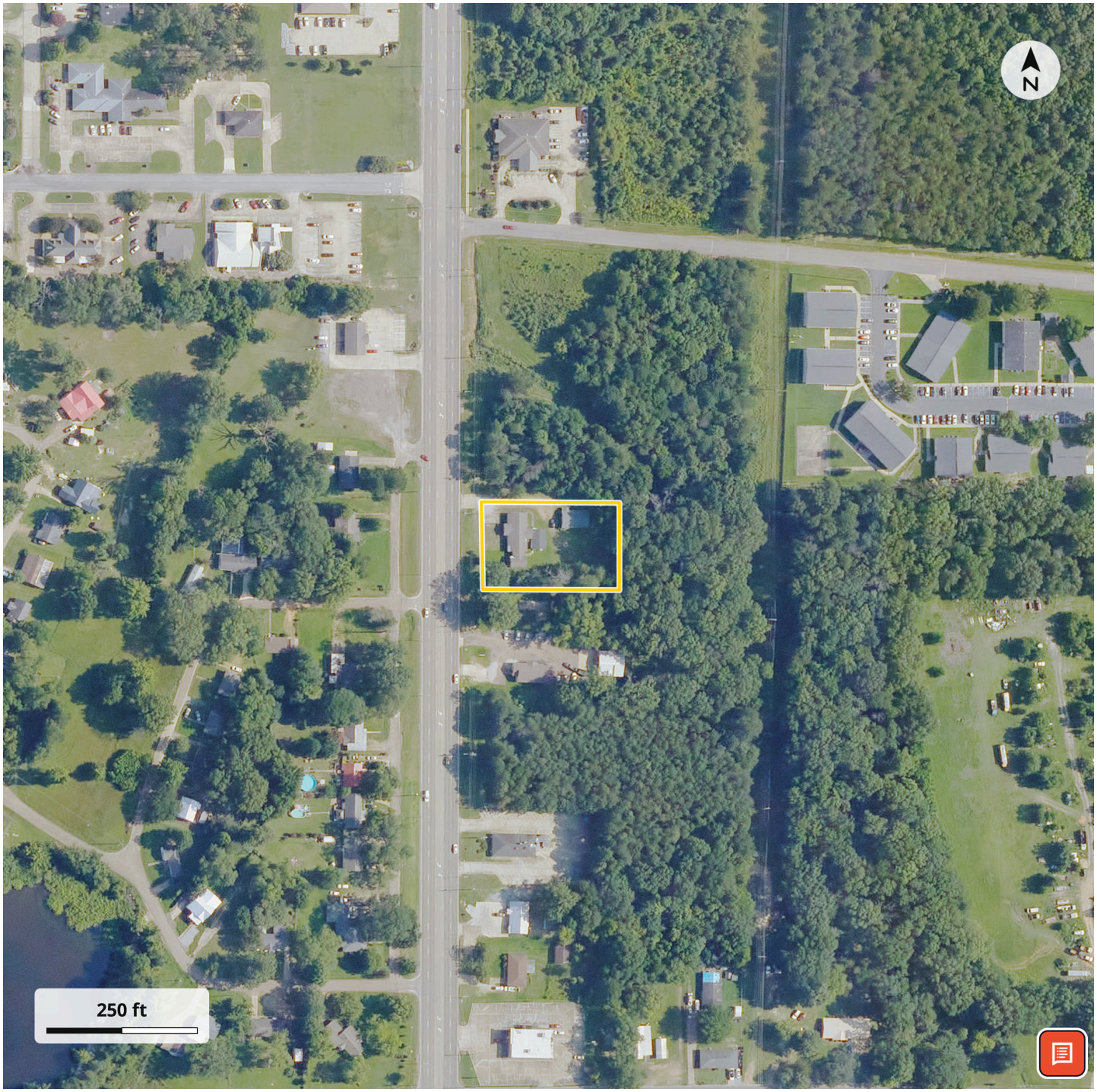
Regional Map



Locator Map


N
US Hwy 45 Alt
Hazelwood Rd
Tva Rd
Hwy 45 N
State Hwy 50
West Point
Hwy 45 S
2 mi

Aerial Map



LISTING REPRESENTATIVE

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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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