

225 Ms Highway 322
225 Highway 322
Clarksdale, MS 38614

\$325,000
2,500± Acres
Coahoma County



225 Ms Highway 322
Clarksdale, MS / Coahoma County

SUMMARY

Address

225 Highway 322

City, State Zip

Clarksdale, MS 38614

County

Coahoma County

Type

Commercial

Latitude / Longitude

34.186312 / -90.594197

Acreage

2.500

Price

\$325,000

Property Website

<https://www.mossyoakproperties.com/property/225-ms-highway-322-coahoma-mississippi/76487/>



PROPERTY DESCRIPTION

This property is the perfect investment opportunity. It offers several income streams from parking, storage rental and RV hookups. There are roughly two and a half acres, most of which is rented for parking big trucks, trailers, etc. Additionally, there are three RV hookups adjacent to the building. The building contains 9,000 square feet and is divided into five separate rentals. Each unit is equipped with electrical and has a two or three-fixture bathroom. The building is entirely insulated and each unit has an overhead door and standard walk-through door. The building eave height is 14' which allows plenty of room for RV's, boats, tractors or other equipment. Security camera's on the exterior of the building allow monitoring 24/7. The entire property is fenced and has a gated entrance.

If you are in the market for a small investment property with added bonus of having a place to storage all of your toys, give me a call!

Darrell Bullock, ARA, MAI, SRA

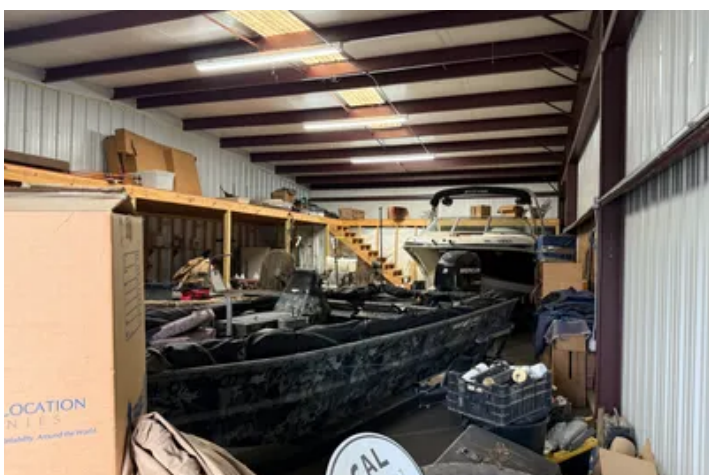
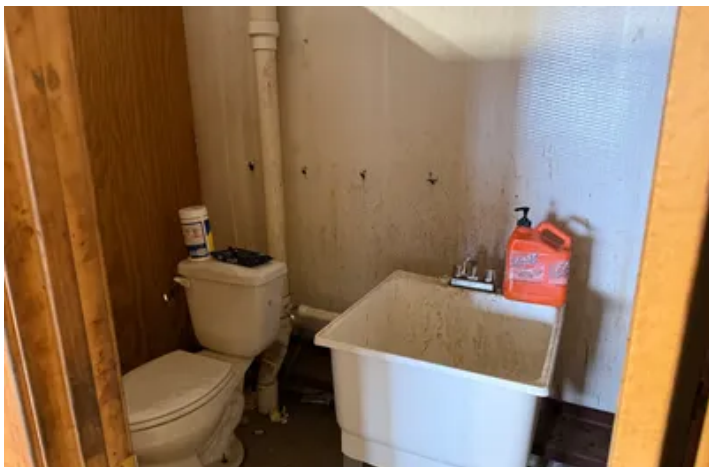
Managing Broker

Mossy Oak Properties, Bottomland Real Estate - The Delta

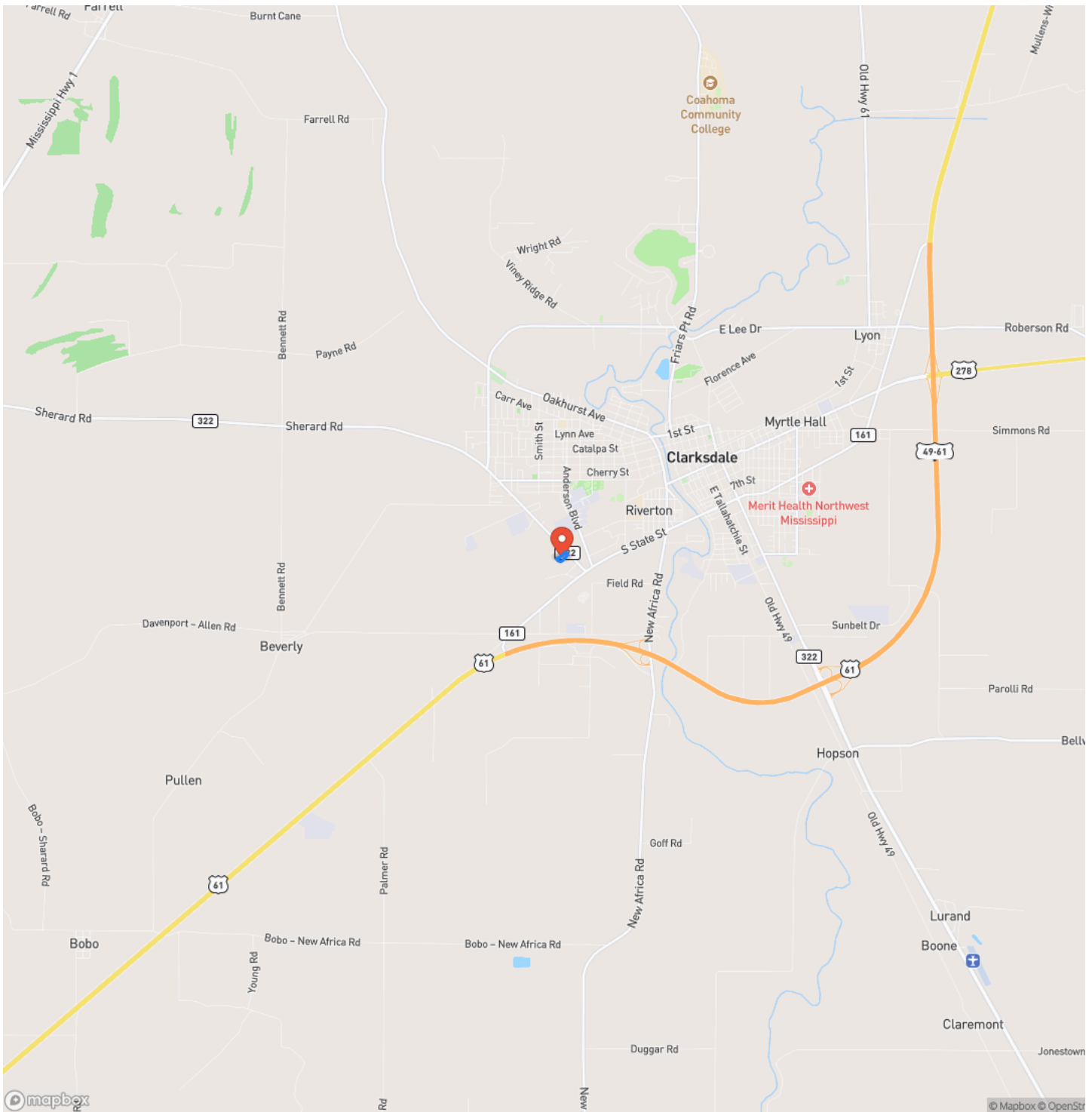
Cell [662 - 392 -3010](tel:662-392-3010)

Office [662 624 8282](tel:662-624-8282)

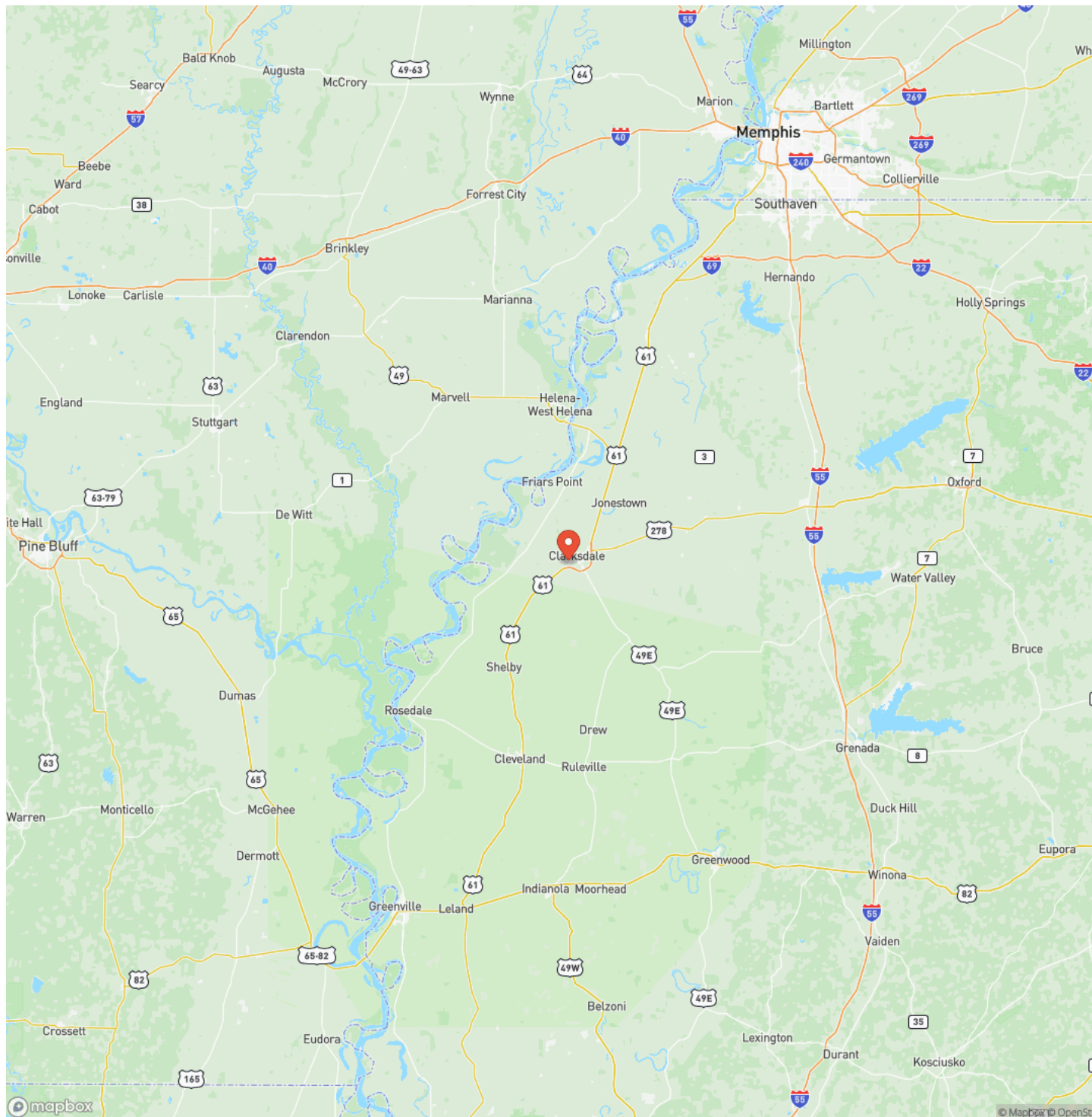
dbullock@mossyoakpropeties.com



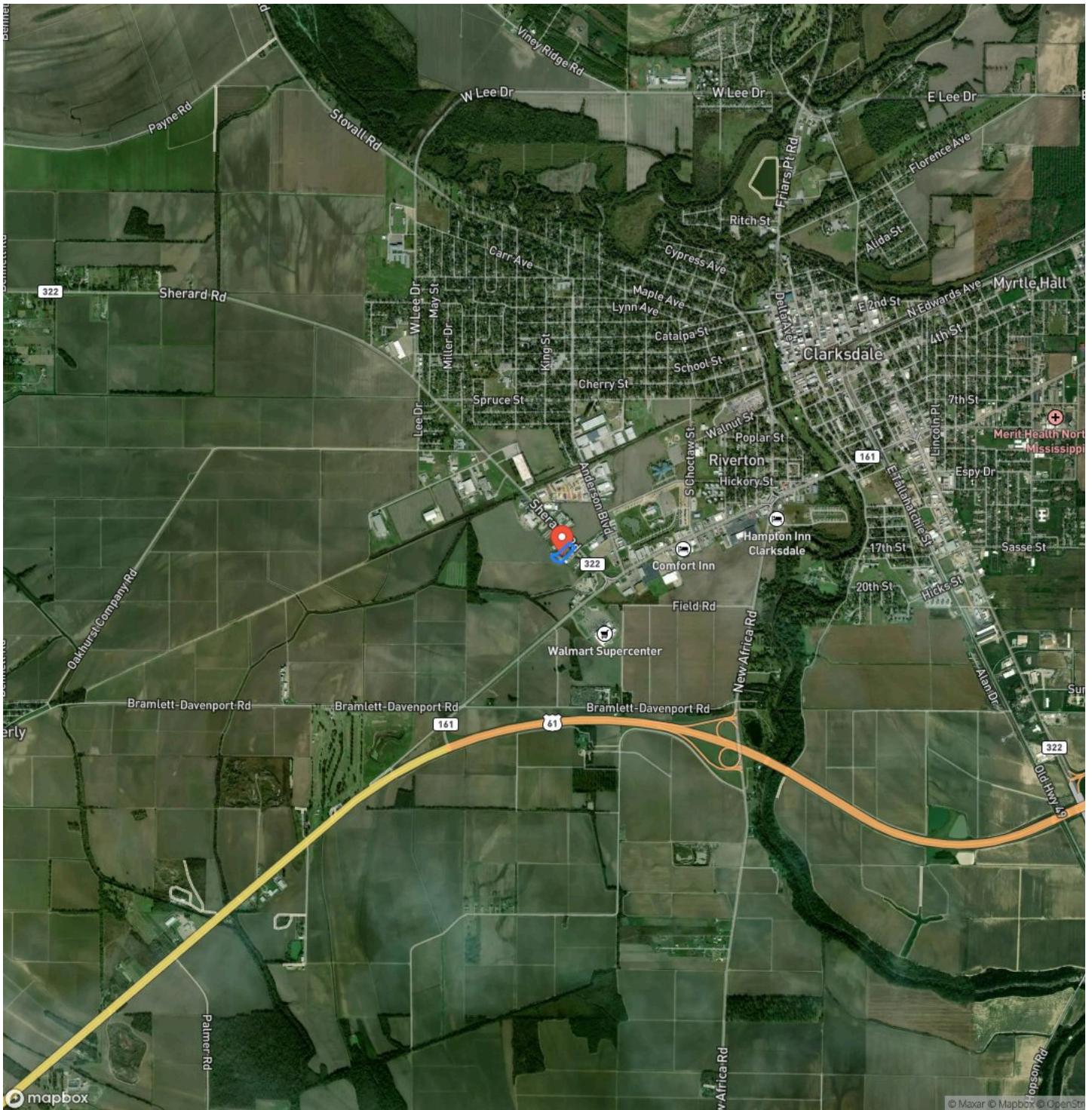
Locator Map



Locator Map



Satellite Map



225 Ms Highway 322
Clarksdale, MS / Coahoma County

LISTING REPRESENTATIVE

For more information contact:



Representative

Darrell Bullock

Mobile

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Address

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City / State / Zip

Clarksdale, MS 38614

NOTES



This image shows a blank 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.



DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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.

Mossy Oak Properties Bottomland Real Estate

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