Delta Farm Store
1041 Desoto Avenue
Clarksdale, MS 38614

$1,300,000
2.92± Acres
Coahoma County







MOSSY OAK PROPERTIES
Bottomland Real Estate
America's Land Specialist

MORE INFO ONLINE:

https://www.mossyoakproperties.com/

SUMMARY

Address
1041 Desoto Avenue

City, State Zip
Clarksdale, MS 38614

County
Coahoma County

Type
Commercial, Business Opportunity

Latitude / Longitude
34.190643 / -90.562288

Acreage
2.92

Price
$1,300,000

Property Website
www.mossyoakproperties.com







PROPERTY DESCRIPTION

Delta Farm Store

Quick facts

- Acreage: 2.92 +/- acres
- Location: Clarksdale, Coahoma County, Mississippi 38614
- Price: $1,300,000
- Property type: Commercial, Business Opportunity
- Road access: City Street (asphalt surface)
- Utilities: Electricity Connected, Water Connected, Sewer Connected
- Current use: Commercial
- Possible uses: Commercial
- Parcel ID: 404 241700000 0006500, 403 241700000 0005100, 404 241700000 0006600, 404 241700000 0006700, 403 240380000 0001501, 403 240380000 0001502
- Listing agent: Darrell Bullock, Mossy Oak Properties Bottomland Real Estate (Delta, Clarksdale office)

If you have ever wanted to own your own business, here is the chance to step into one that is already running. Delta Farm Store in Clarksdale, Mississippi, is for sale as a going concern with all current inventory, fixtures, furniture and equipment. The business specializes in farm supplies and equipment, holds the exclusive Carquest parts dealership for the area and the SMA dealership location, and has been operated continuously by the current owner for 15 years, and for many years before that.

The buildings

- Main building: 8,600 square feet, with a sales floor, two offices, a private restroom, and a machine shop with storage areas and its own restroom
- A 1,800 square foot metal building for inventory storage, connected to the main building by a covered walkway
- The former Graeber Brothers building at the corner of Desoto Avenue and Ardennes Street, 5,787 square feet (2,448 square feet of finished office space, currently rented, and 3,339 square feet of warehouse)
- Two metal-frame storage and shop buildings fronting Ardennes Street, usable for storage or as rental space
- A billboard in the northeast corner that produces additional annual income

The opportunity

Real estate, business, inventory and dealerships in one purchase, on 2.92 acres of commercial frontage on Desoto Avenue in Clarksdale, the trade center of the north Delta's farm country. Financials are available with proof of funds or a lender approval letter.

Location

The property is in Coahoma County, Mississippi, near Clarksdale, about 45 miles from Batesville; about 65 miles from Grenada; about 85 miles from Memphis.

Offered by Mossy Oak Properties Bottomland Real Estate

Listed by Darrell Bullock with Mossy Oak Properties Bottomland Real Estate, a Mississippi land brokerage with offices in West Point (Golden Triangle), Madison (Central Mississippi) and Clarksdale (Delta). The brokerage specializes in hunting land, timberland, farms, recreational tracts and rural homes across Mississippi. Showings are by appointment with the listing agent.

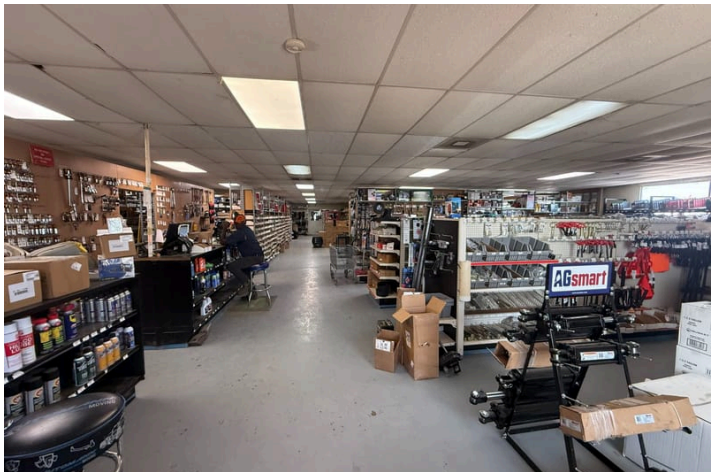
Acreage, boundaries, distances and timber figures are approximate and should be verified by the buyer. Offered subject to prior sale, price change or withdrawal.

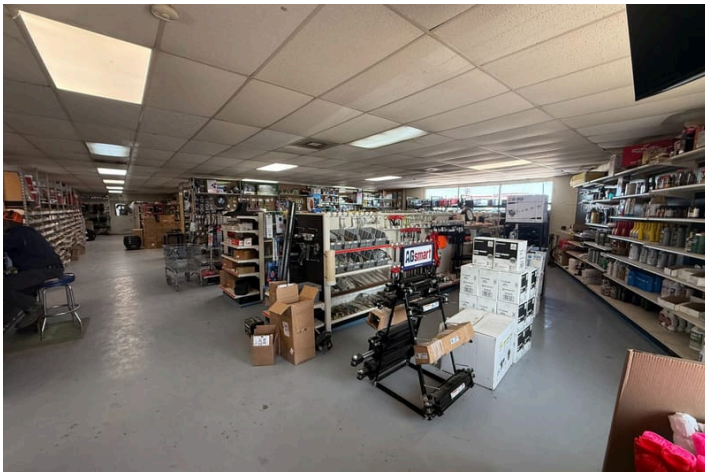



AUTO PARTS
DELTA FARM STORE

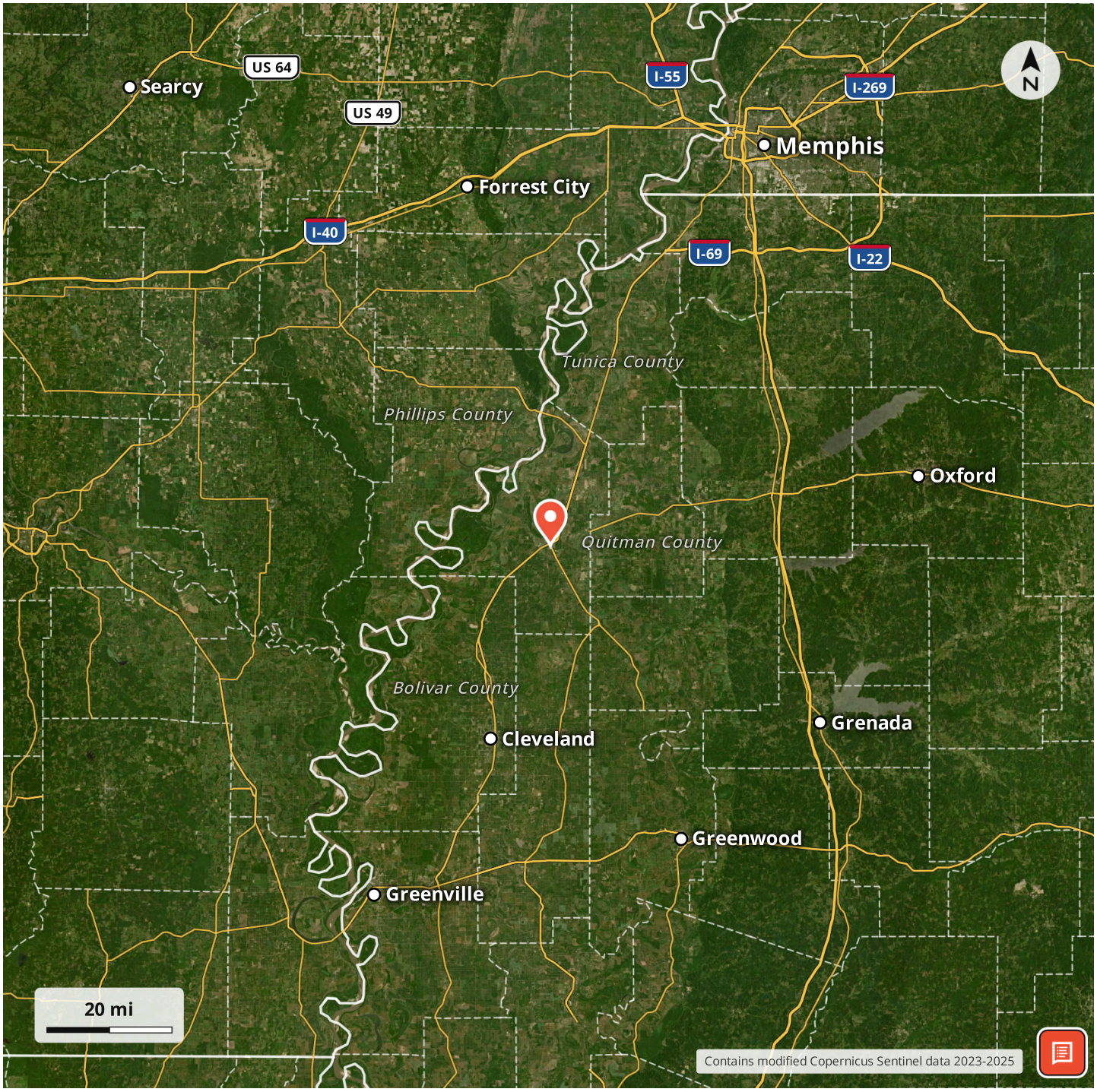

AUTO PARTS
DELTA FARM STORE


1 in 5 kids
faces hung

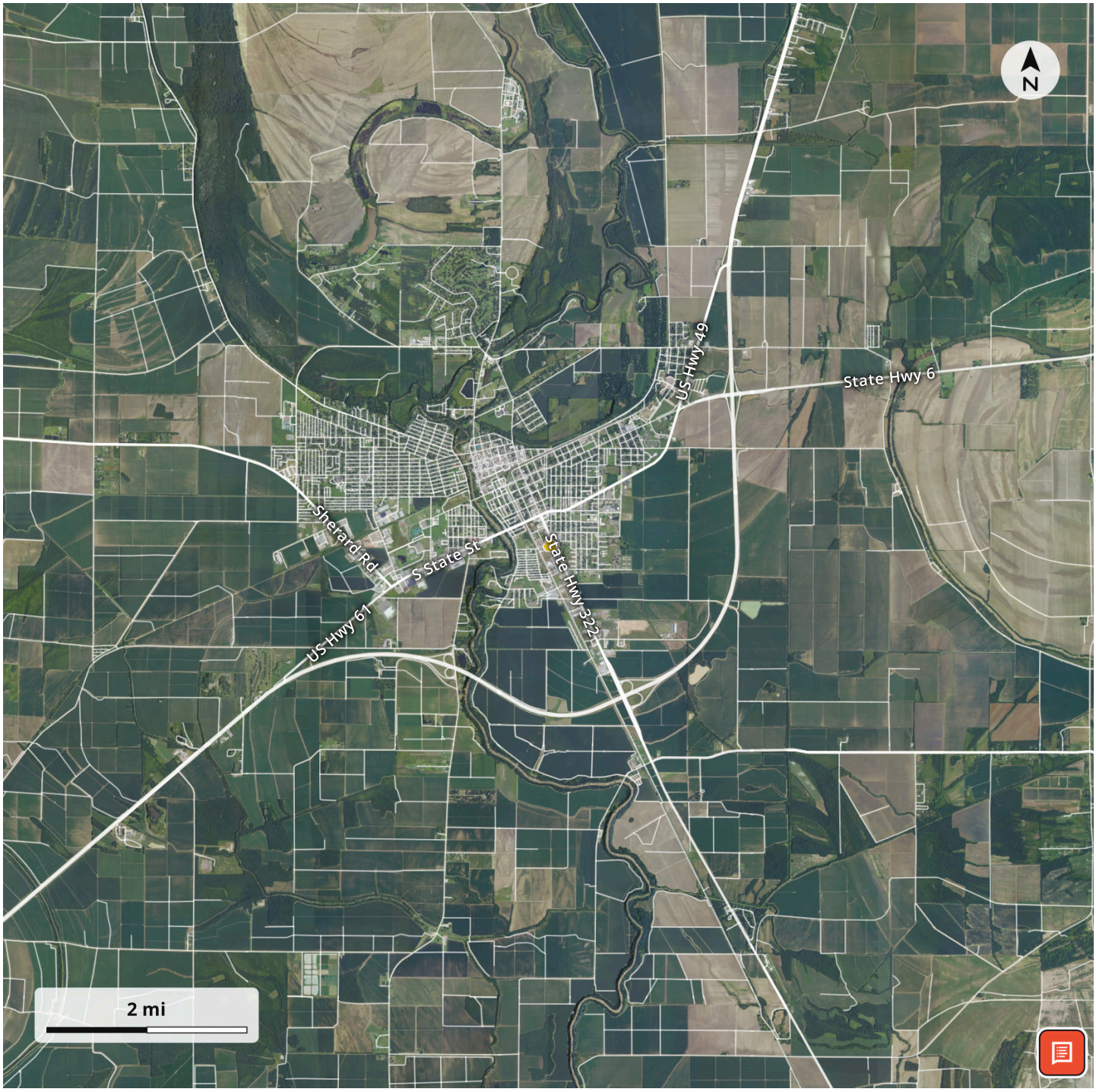

AGsmart


AGsmart

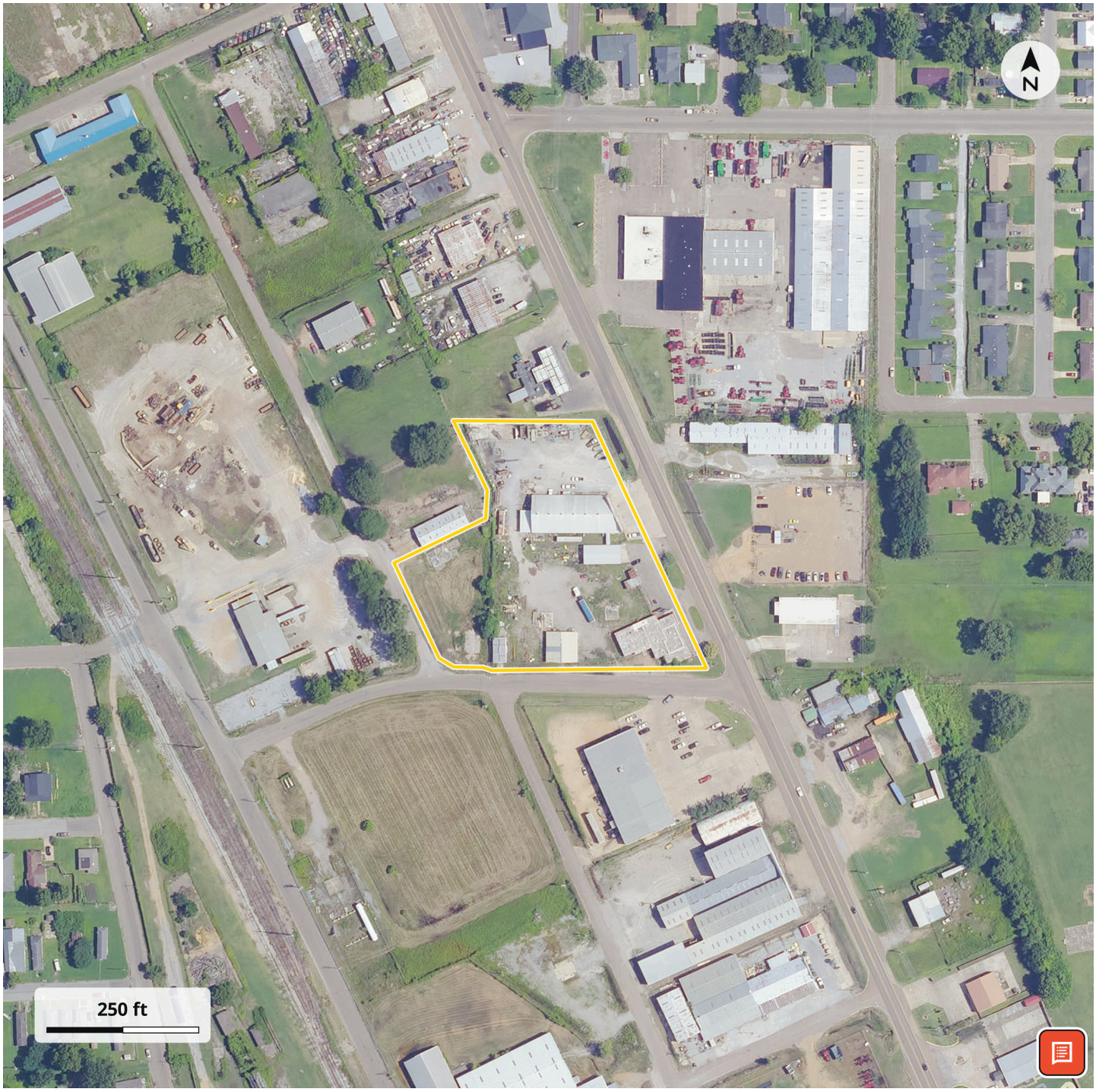
Regional Map



Locator Map


N
US Hwy 49
State Hwy 6
Sherard Rd
S State St
State Hwy 322
US Hwy 61
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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