

Delta Farm Store
1041 Desoto Avenue
Clarksdale, MS 38614

\$1,300,000
2.92± Acres
Coahoma County



Delta Farm Store
Clarksdale, MS / Coahoma County

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

<https://www.mossyoakproperties.com/property/delta-farm-store-coahoma-mississippi/114522/>



PROPERTY DESCRIPTION

If you have ever wanted to start your own business but were afraid it would be too difficult, well here is your opportunity to step into a successful operating business. Delta Farm Store is for sale with all current inventory, fixtures, furniture and equipment. The business specializes in farm supplies and equipment. The owner has the exclusive Carquest parts dealership for the area, as well as the SMA dealership location. It has been continuously operated by the current owner for 15 years. Prior to that it has been in operation for many years.

The improvements consists of the main building contains 8,600 square feet divided between a sales floor, two offices, private restroom, a machine shop with storage areas and a restroom in the shop. Connected via a covered walk-way is another metal building that is used for inventory storage. The newer building has 1,800 square feet.

Additionally, the former Graeber Brother building, on the corner of Desoto Avenue and Ardennes Street, is included. It is currently rented for office space. This building has 5,787 square feet which is divided between 2,448 square feet of finished office space and 3,339 square feet of warehouse space.

There are two metal-frame storage / shop building that front on Ardennes Street and provide additional storage space or could be rented out. The billboard in the northeast corner brings in additional annual income.

Don't miss this opportunity to buy a successful operating business. Financials are available with proof of funds or lender approval letter.

Darrell Bullock, ARA, MAI, SRA

Managing Broker

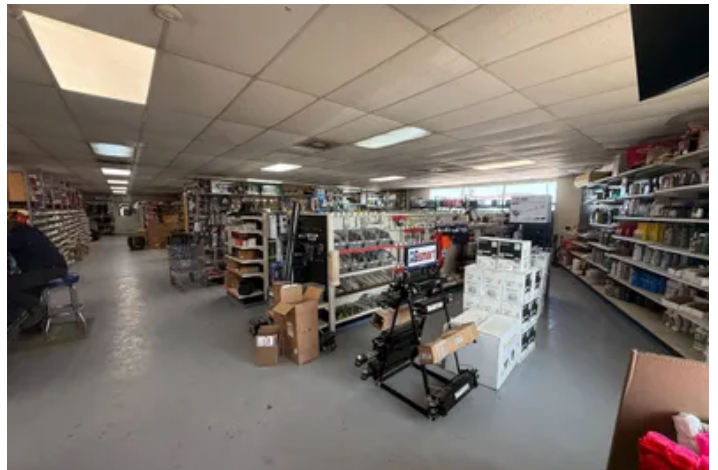
Mossy Oak Properties, Bottomland Real Estate - The Delta

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

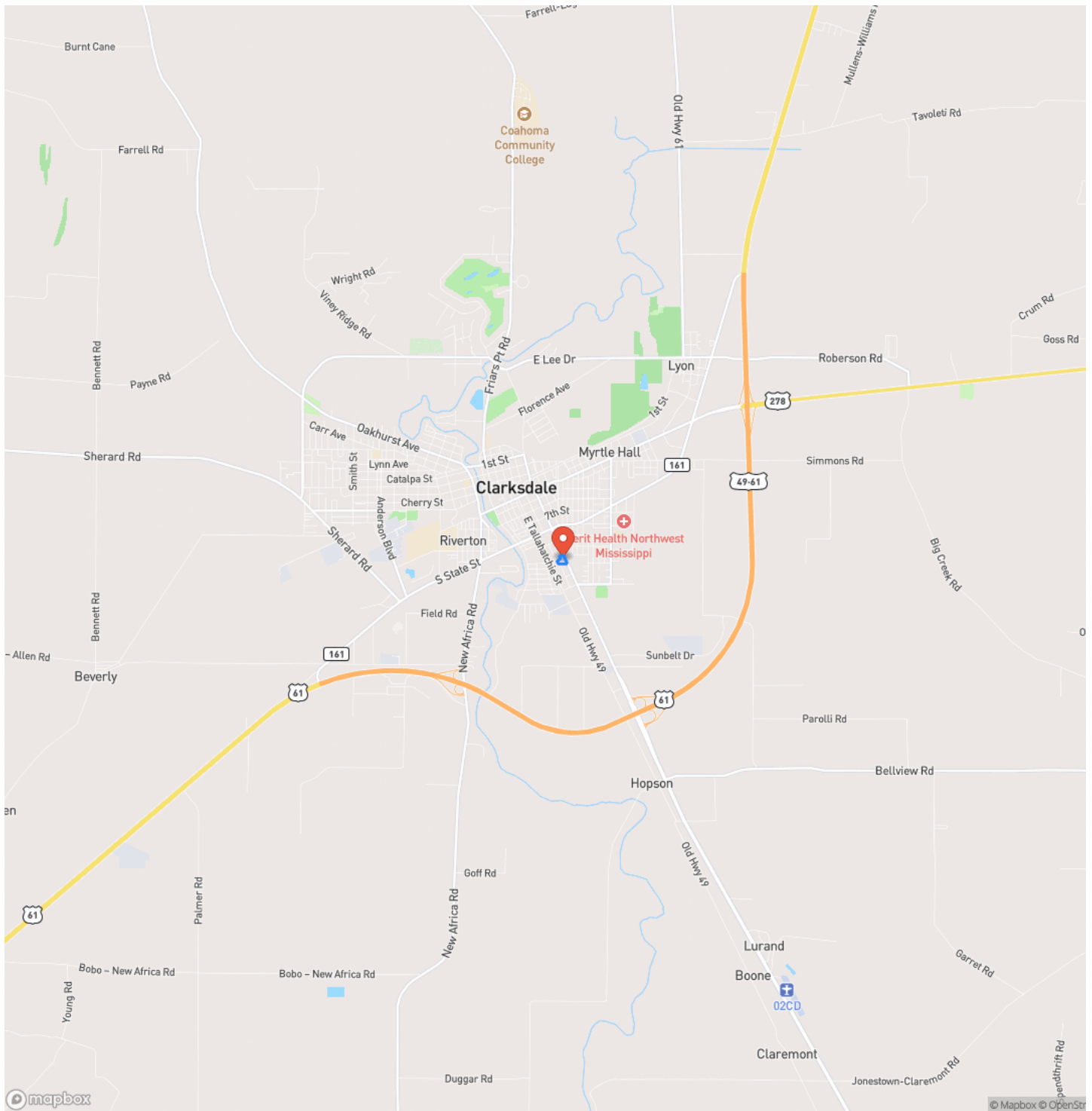
Office [662 624 8282](tel:662-624-8282)

dbullock@mossyoakproperties.com

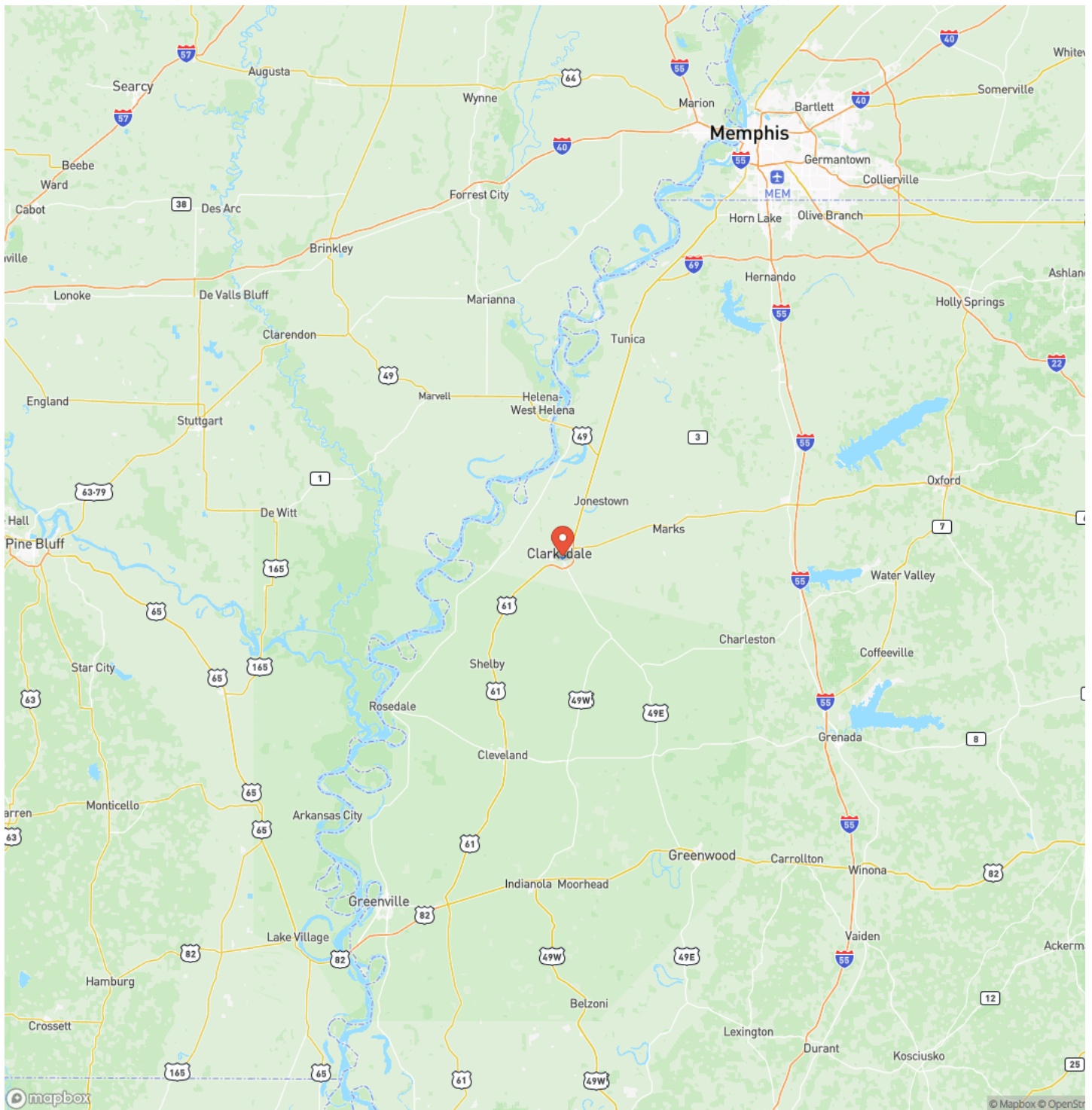
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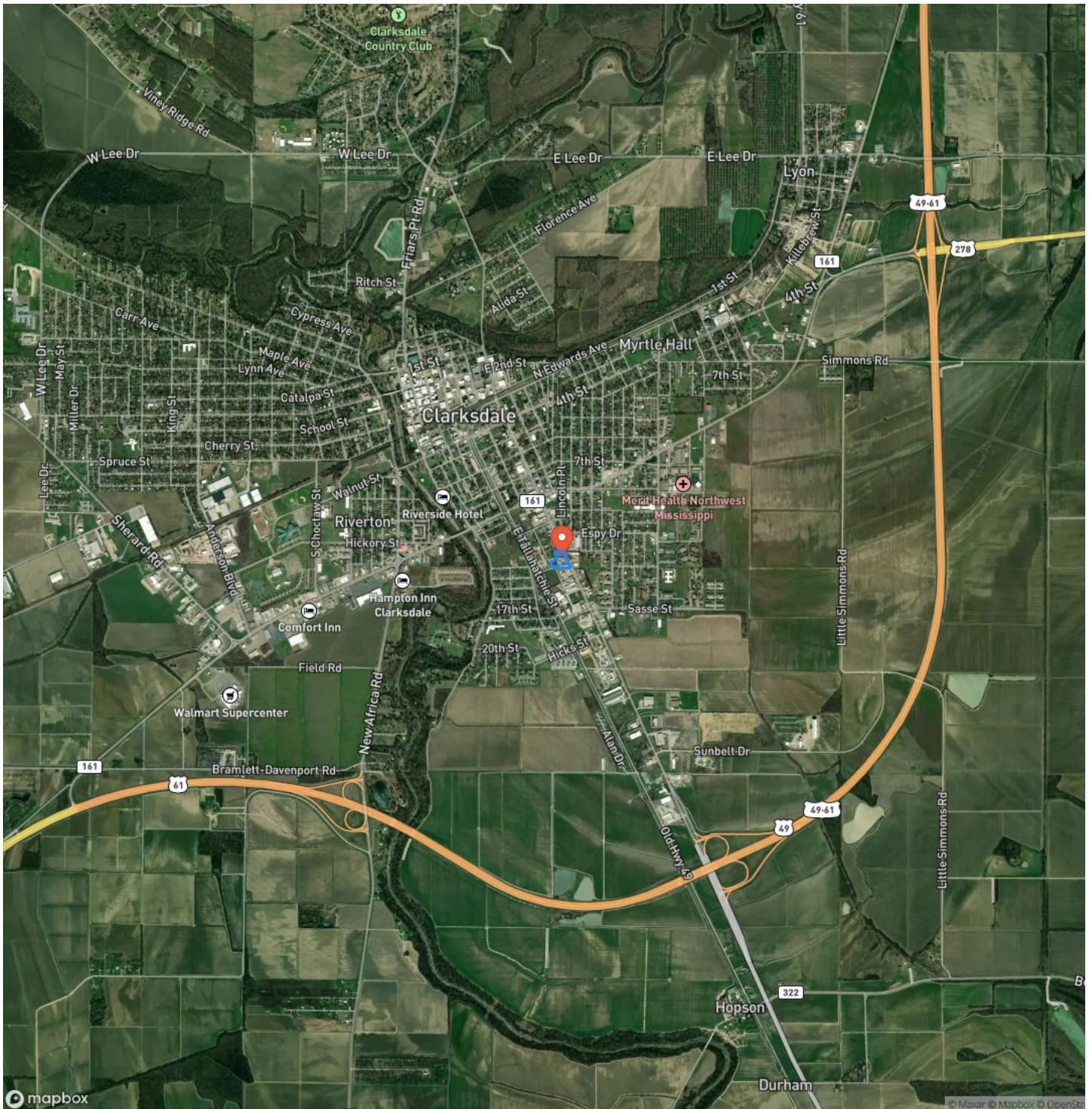
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Darrell Bullock

Mobile

(662) 392-3010

Office

(662) 624-8282

Email

dbullock@mossyoakproperties.com

Address

2800 Martin Luther King Jr Blvd

City / State / Zip

Clarksdale, MS 38614

NOTES

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<https://www.mossyoakproperties.com/>

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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.

Mossy Oak Properties Bottomland Real Estate

5795 Highway 45 Alt S

West Point, MS 39773

(662) 495-1121

<https://www.mossyOakproperties.com/>

