

**Potential Commercial Property**  
601 North Magnolia Street  
Tompkinsville, KY 42167

**\$300,000**  
3.510± Acres  
Monroe County



**Potential Commercial Property**  
**Tompkinsville, KY / Monroe County**

---

**SUMMARY**

**Address**

601 North Magnolia Street

**City, State Zip**

Tompkinsville, KY 42167

**County**

Monroe County

**Type**

Residential Property, Commercial, Lot

**Latitude / Longitude**

36.702654 / -85.688487

**Dwelling Square Feet**

1929

**Bedrooms / Bathrooms**

2 / 1

**Acreage**

3.510

**Price**

\$300,000

**Property Website**

<https://www.mossyoakproperties.com/property/potential-commercial-property-monroe-kentucky/66209/>





## Potential Commercial Property Tompkinsville, KY / Monroe County

---

### **PROPERTY DESCRIPTION**

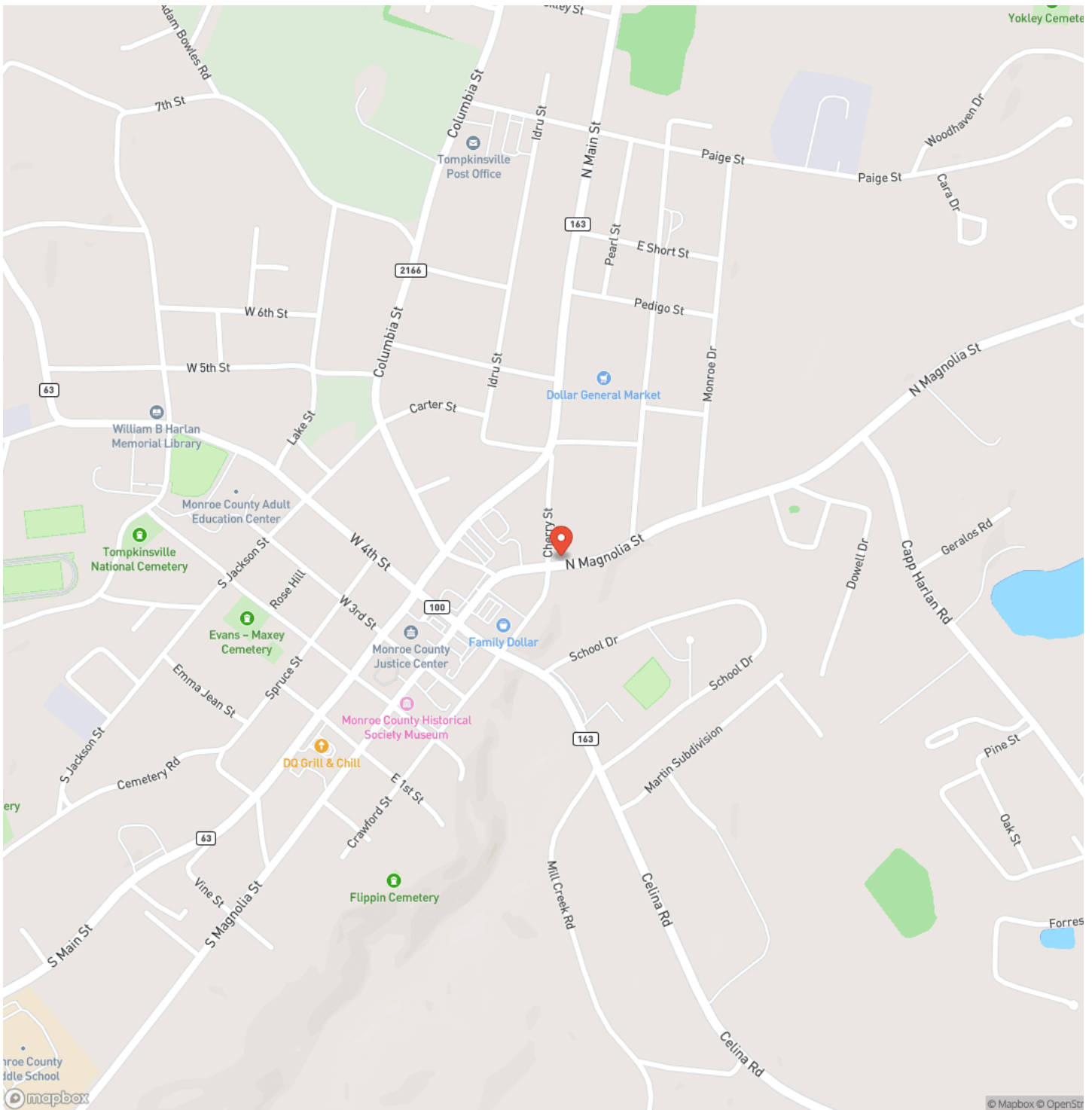
Check out this potential commercial property at the corner of Magnolia and Cherry Street conveniently located off North Main Street in a very high traffic area in Tompkinsville, KY. Property is currently used as rental property with a 1,929 sq.ft. house with 3.51 additional acres to develop. Investors should take notice. This property would also make a great place for housing such as duplexes or spec homes. Don't miss out on a wonderful opportunity!

Potential Commercial Property  
Tompkinsville, KY / Monroe County

---

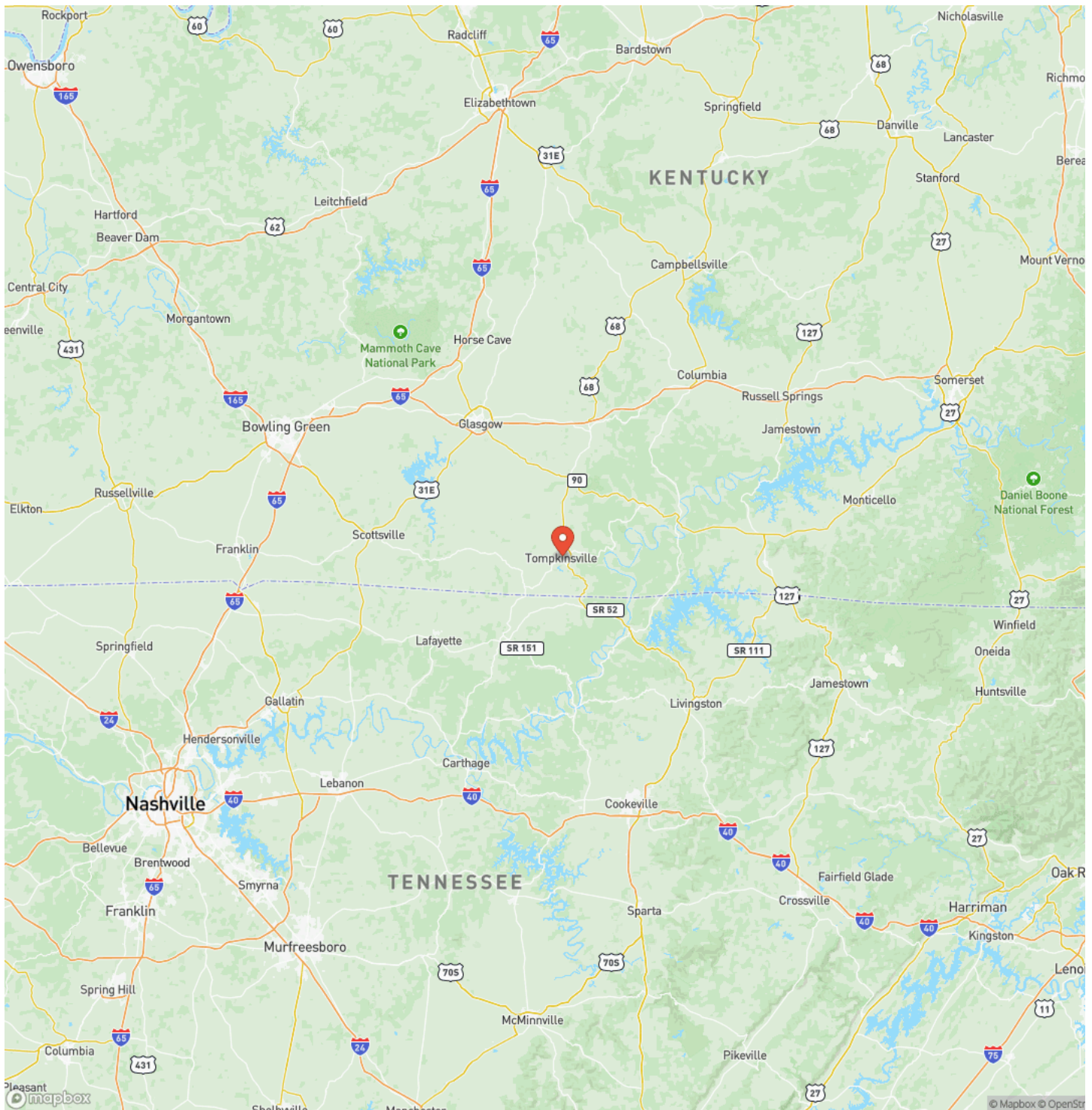


## Locator Map





## Locator Map





## Satellite Map



## Potential Commercial Property Tompkinsville, KY / Monroe County

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Paul Thomas

## Mobile

(270) 537-4422

## Email

pthomas@mossyoakproperties.com

### Address

Post Office Box 456

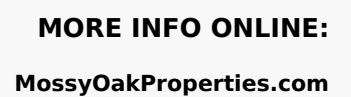
## City / State / Zip

Munfordville, KY 42765

## NOTES





[illegible]

## **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 Hart Realty**  
Post Office Box 456  
Munfordville, KY 42765  
(270) 524-1980  
[MossyOakProperties.com](http://MossyOakProperties.com)

---

