

**611 S. STATE STREET, CLARKSDALE
COAHOMA COUNTY, MS**
\$79,000



SH
SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

OFFICE (662) 846-1425

611 S. STATE STREET

PROPERTY PROFILE

LOCATION:

- Coahoma County, MS
- Frontage on South State Street
- 2± Miles NW of Highway 49

COORDINATES:

- 34.18986, -90.57803

TAX INFORMATION:

2023 - \$5,103.58

- Parcel 4212617200000000600

PROPERTY USE:

- Commercial
- Mixed Use
- Rental Income
- Passive Income (Billboard Renting \$100/month)

PROPERTY INFORMATION:

- 0.37± Acres
- 2,727± SF Building
- Paved Parking
- Utilities Connected



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WILSON BRITT

LAND SPECIALIST

C: 662-299-2367

O: 662-846-1425

wilson@smalltownproperties.com

701 W. Sunflower Rd - Cleveland, MS 38732

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO 611 S. STATE STREET

CALLING ALL COMMERCIAL BUYERS! HAVE YOU BEEN SEARCHING FOR THAT PERFECT SPOT FOR A SMALL BUSINESS OR AN ADDITIONAL LOCATION FOR YOUR EXISTING BUSINESS? This 0.37± acre corner lot and building at 611 South State Street in Clarksdale, MS is your answer. Currently zoned for C-2 (Commercial Highway), this central location exists among longstanding and established businesses.

With heavy road traffic, your business will have ample opportunity to catch the eye of existing and new customers. The Mississippi Department of Transportation has logged the daily traffic count at 15,000 vehicles.



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MORE ABOUT 611 S. STATE STREET

The 2,727± square foot building consists of a reception area, a waiting room, two restrooms and four private rooms. The north wing also has a storage room, washroom with sink, and multiple bay areas. This building is structurally sound, made of cinder blocks. Its flexibility can easily be constructed into whatever layout you wish.

Passive income is an additional feature as a billboard stands on the property and currently rents for \$100/month. Don't miss this great opportunity for a commercial site.

Call Wilson Britt today for a private showing.



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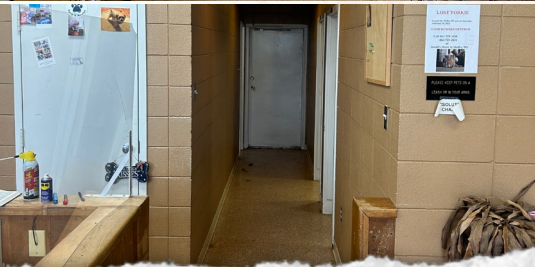
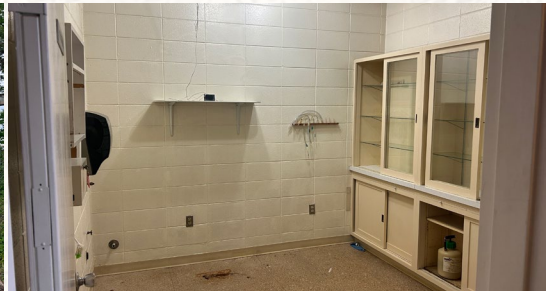
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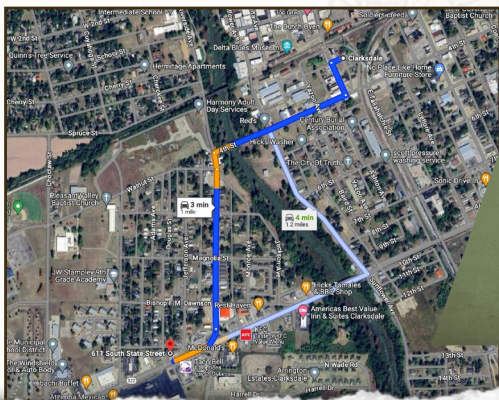
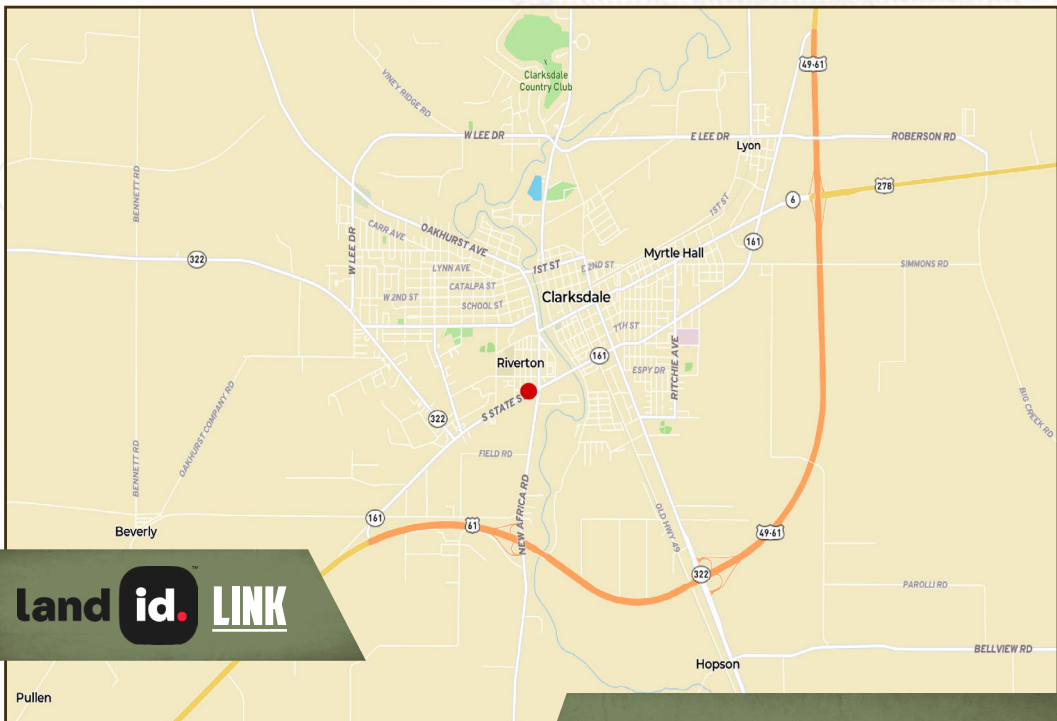
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Directions from 4th St/Dr M.L.K. Jr. Blvd in Clarksville, MS: Travel south 0.3 miles and turn left onto Riverside Avenue. Travel 207 feet and continue straight onto Madison Avenue. Drive 0.4 miles and turn right onto S State Street. The destination will be on the right in 0.1 miles.

LINK TO GOOGLE MAP DIRECTIONS



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