

6.64± ACRES WITH A BUILDING

PRENTISS COUNTY, MS

\$250,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

OFFICE (662) 238-4077

THE PRENTISS 6.64

PROPERTY PROFILE

LOCATION:

- Hwy 145 N
Booneville, MS 38655
- Prentiss County
- 2.5± Miles from US-45
- 17± Miles from Corinth
- 34± Miles from Tupelo

PROPERTY USE:

- Commercial
- Development
- Investment

COORDINATES:

- 34.692956, -88.560629

PROPERTY INFORMATION:

- 6.64± Acres
- Within the City Limits
- 2,041± SqFt Building
- Central Heat & Air
- Kitchen & Living Quarters
- 435 Feet of Road Frontage
- Zoned Commercial
- Gravel Driveway & Parking Area
- City Utilities
- Electric & Fiber Optic Internet
Provided by PCEPA

TAX INFORMATION:

2023 - \$1812.00

- Parcel# 050823-33-03800



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ANNAH BARNES

LAND & RESIDENTIAL SPECIALIST

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50 CR 401 - Oxford, MS 38655

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE PRENTISS 6.64

INTRODUCING A PERFECT LOCATION FOR YOUR BUSINESS! The Prentiss 6.64 is located in the Booneville city limits along the heavily traveled Hwy 145 N. The 6.64± acre Prentiss County, MS property features 435 feet of road frontage, a gravel driveway and parking area, and a 2,041± square foot building complete with a kitchen, living quarters, and HVAC. Currently, the building is rented as a home. City utilities are in place, with electric and fiber optic internet provided by PCEPA.

According to the Mississippi Department of Transportation, the daily traffic count is 6,400 vehicles, which will certainly give your business ample exposure! The property is located just over two miles from US-45 and approximately 17 miles from Corinth.

For additional information and to schedule a private showing, call Annah Barnes today!



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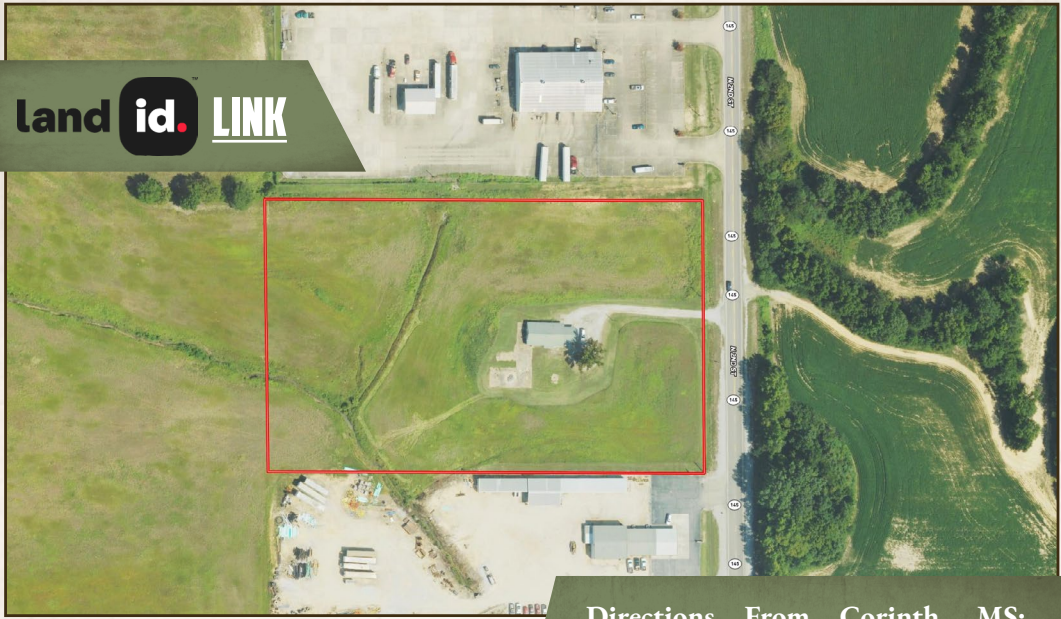
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PRENTISS COUNTY, MISSISSIPPI

land id. LINK



Directions From Corinth, MS:
Travel south on US-45 and then turn left onto MS-145 S. In 2.6 miles, the property will be on your right.

Directions From Tupelo, MS: Travel north on US-45 and then turn right onto Gaston Road. Proceed 1.5 miles and turn right onto N 2nd St/Hwy 145. In 0.3 miles, the property will be on the right.

LINK TO GOOGLE MAP DIRECTIONS



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