

Commercial Opportunity

Kilmichael, MS

508 S Depot Ave, Kilmichael, MS 39747



\$80,000



ANTHONY STEEN

REALTOR®, ALC®

O: 662.441.2500 | C: 662.645.5151

Anthony@TomSmithLand.com

BRAD PALMERTREE

REALTOR®

O: 662.268.6333 | C: 662.614.1071

Brad@TomSmithLand.com

Expect More. Get More.

The Real Estate Experts You Can Trust!



TomSmithLandandHomes.com

Office: 601.898.2772

Property Information

Location:

- 508 S Depot Ave,
Kilmichael, MS 39747

Property Use:

- Commercial
- Gas Station

Coordinates:

- 33.43780, -89.56345

Property Highlights

- 1± Acre Corner Lot
- Concrete foundation
- Basement storage area
- 3 Practically brand new fuel pumps with card readers. Two gas and one diesel pump
- 20x30 Storage Building
- Four fuel tanks
- Gravel Lot

ANTHONY STEEN

REALTOR®, ALC®

O: 662.441.2500 | C: 662.645.5151

Anthony@TomSmithLand.com



BRAD PALMERTREE

REALTOR®

O: 662.268.6333 | C: 662.614.1071

Brad@TomSmithLand.com

Expect More. Get More.

The Real Estate Experts You Can Trust!

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



Commercial Property

Previously operated as a gas station, this 1± acre commercial property offers an excellent opportunity for a new business, redevelopment, or investment project. The property features a concrete foundation remaining from the previous store, along with practically new fuel pumps and above-ground fuel storage tanks, providing valuable infrastructure for a future operator. The existing basement area previously served as a living and utility space and could potentially be renovated for use as an inventory storage area, office, break room, or additional workspace. The basement will require renovation due to fire damage. The property also includes a separate 20' x 30' storage building, providing additional space for equipment, inventory, or business-related storage. Situated on a 1± acre corner lot in Kilmichael, MS, this property offers excellent potential for an entrepreneur or investor looking to establish a new business in a convenient location. With existing improvements and infrastructure already in place, this property is ready for someone with a vision to bring it back to life.



ANTHONY STEEN

REALTOR®, ALC®

O: 662.441.2500 | C: 662.645.5151

Anthony@TomSmithLand.com

BRAD PALMERTREE

REALTOR®

O: 662.268.6333 | C: 662.614.1071

Brad@TomSmithLand.com

Expect More. Get More.

The Real Estate Experts You Can Trust!

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



Commercial Property



ANTHONY STEEN

REALTOR®, ALC®

O: 662.441.2500 | C: 662.645.5151

Anthony@TomSmithLand.com

BRAD PALMERTREE

REALTOR®

O: 662.268.6333 | C: 662.614.1071

Brad@TomSmithLand.com

Expect More. Get More.

The Real Estate Experts You Can Trust!

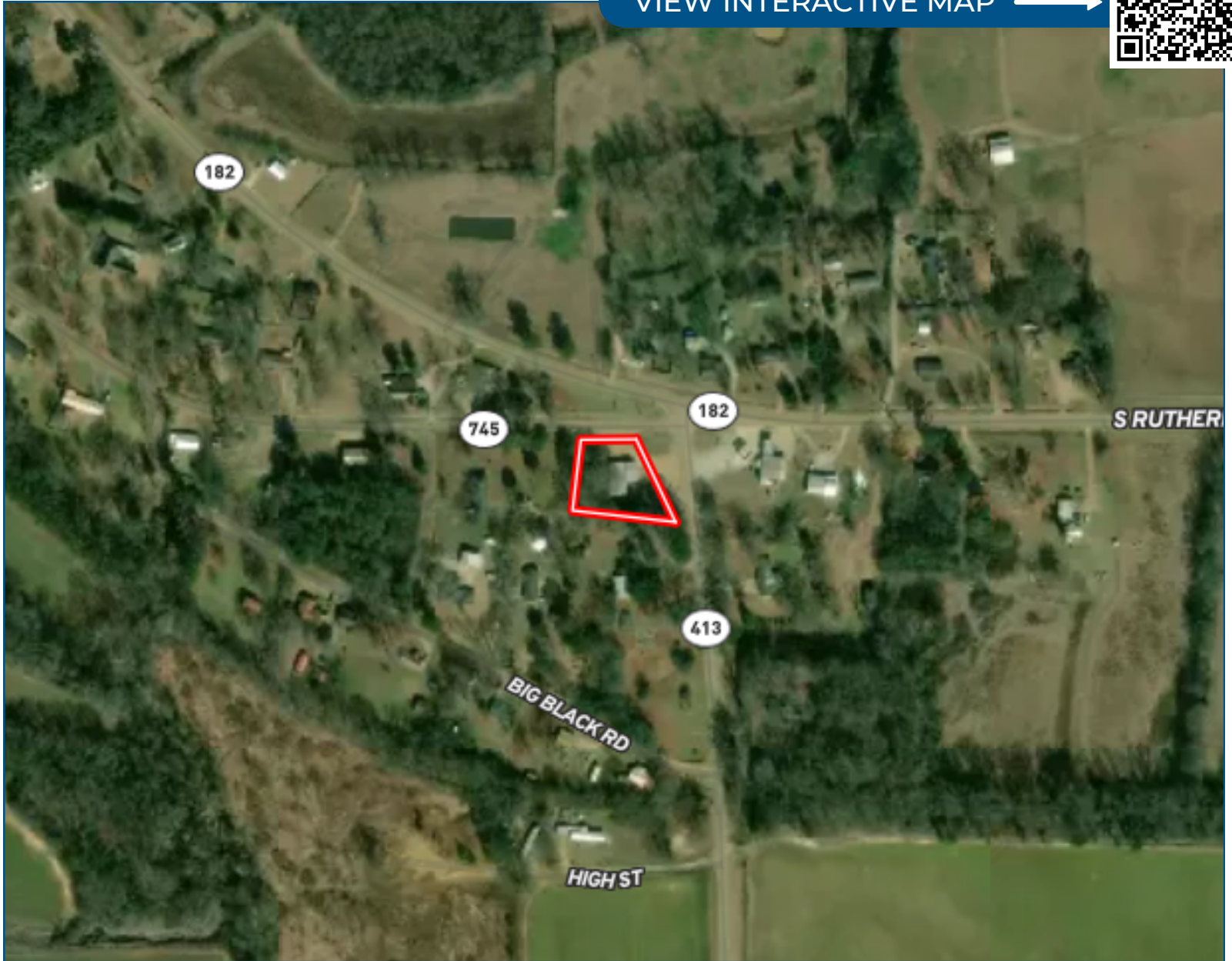
TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



Aerial Map

VIEW INTERACTIVE MAP →



ANTHONY STEEN

REALTOR®, ALC®

O: 662.441.2500 | C: 662.645.5151

Anthony@TomSmithLand.com



BRAD PALMERTREE

REALTOR®

O: 662.268.6333 | C: 662.614.1071

Brad@TomSmithLand.com

Expect More. Get More.

The Real Estate Experts You Can Trust!

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



Ownership Map

VIEW INTERACTIVE MAP



ANTHONY STEEN

REALTOR®, ALC®

O: 662.441.2500 | C: 662.645.5151

Anthony@TomSmithLand.com



BRAD PALMERTREE

REALTOR®

O: 662.268.6333 | C: 662.614.1071

Brad@TomSmithLand.com

Expect More. Get More.

The Real Estate Experts You Can Trust!

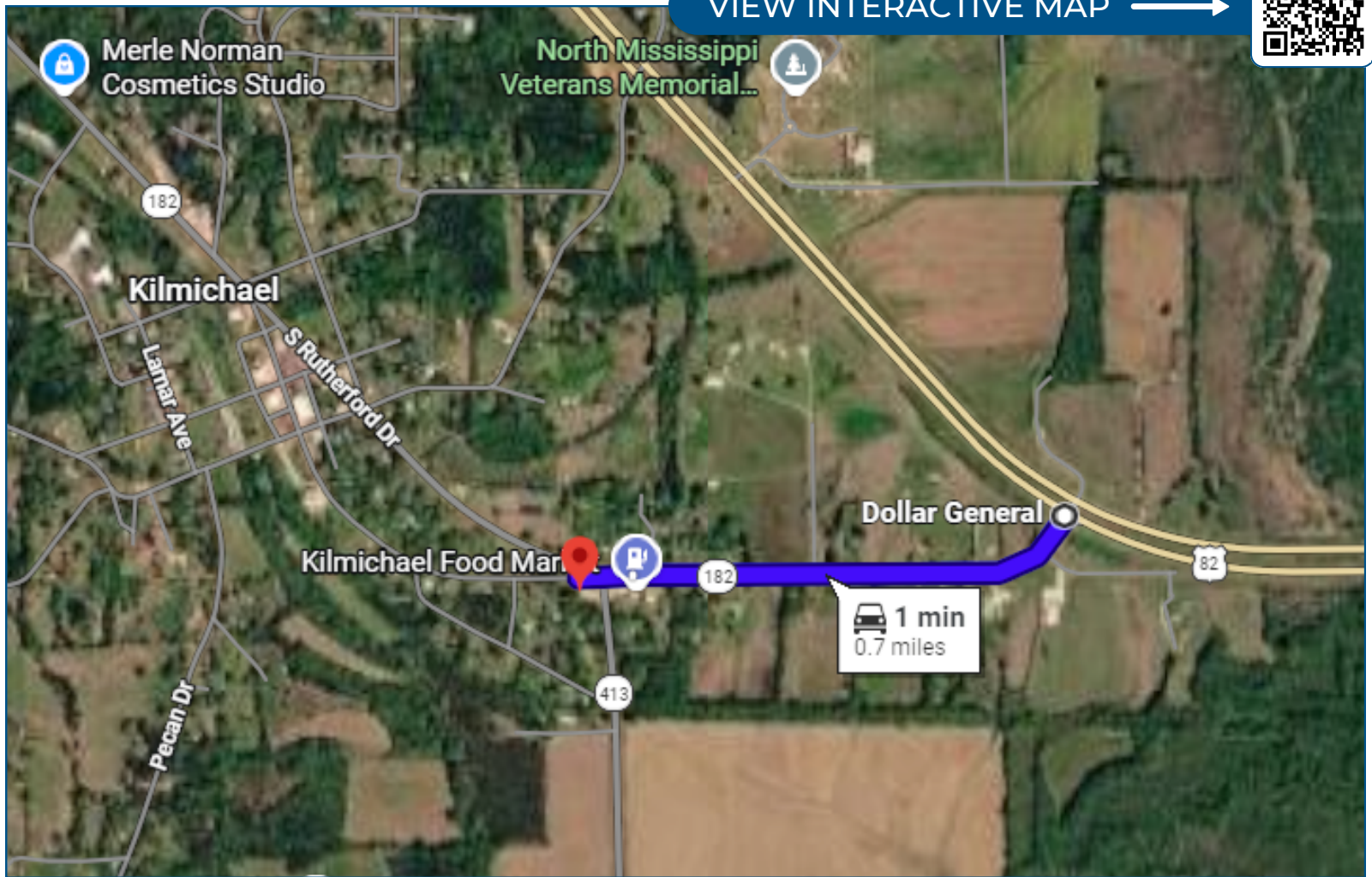
TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



Directional Map

VIEW INTERACTIVE MAP →



From Highway 82, turn south onto S Rutherford Dr and travel approximately 3/4 mile; merge left onto S Depot Avenue, and the property is located on the corner of S Depot Ave and Highway 413.



ANTHONY STEEN

REALTOR®, ALC®

O: 662.441.2500 | C: 662.645.5151

Anthony@TomSmithLand.com

BRAD PALMERTREE

REALTOR®

O: 662.268.6333 | C: 662.614.1071

Brad@TomSmithLand.com

Expect More. Get More.

The Real Estate Experts You Can Trust!

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.

