

Commercial Office Building

Sunflower County

311 W Floyce Street, Ruleville, MS 38771



\$100,000



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TomSmithLandandHomes.com

Office: 601.898.2772

Property Information

Location:

- 10 Minutes to Cleveland, MS (9.7 Miles)

Property Use:

- Office

Coordinates:

- 33.72785, -90.5544

Property Highlights

- 2,083± Sq Ft
- 0.30± Acre Lot
- Concrete Parking Lot
- Built in 1940
- Kitchen
- 2 Bathrooms



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**ANTHONY
STEEN**

ALC®, REALTOR®

Office: 601.898.2772

Cell: 662.645.5151

Anthony@TomSmithLand.com

**A Real Estate Expert
You Can Trust!**



Commercial Property

Commercial building for sale at 311 W Floyce Street in Ruleville, MS. This property has a total area of 2,083± sq ft and includes multiple rooms suitable for offices, as well as two bathrooms. The kitchen is equipped with an oven, refrigerator, sink, drawers, cabinets, and counter space. Built in 1940, the building sits on a 0.30± acre lot and features a concrete parking lot. Previously utilized as an office, this space has the potential to be transformed for various uses with some renovations. Call Anthony Steen today to schedule a private tour of this excellent commercial property.



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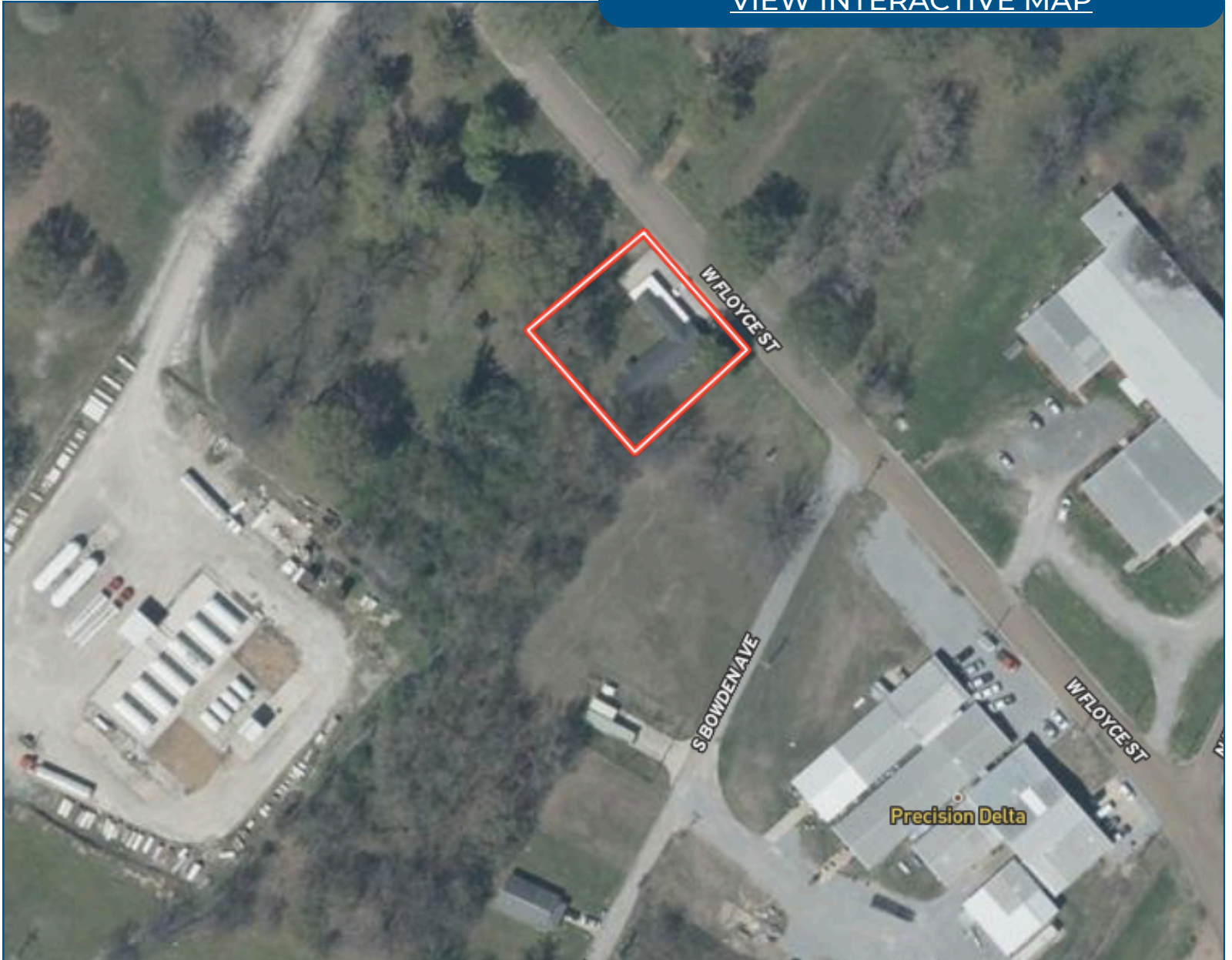
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Aerial Map

[VIEW INTERACTIVE MAP](#)



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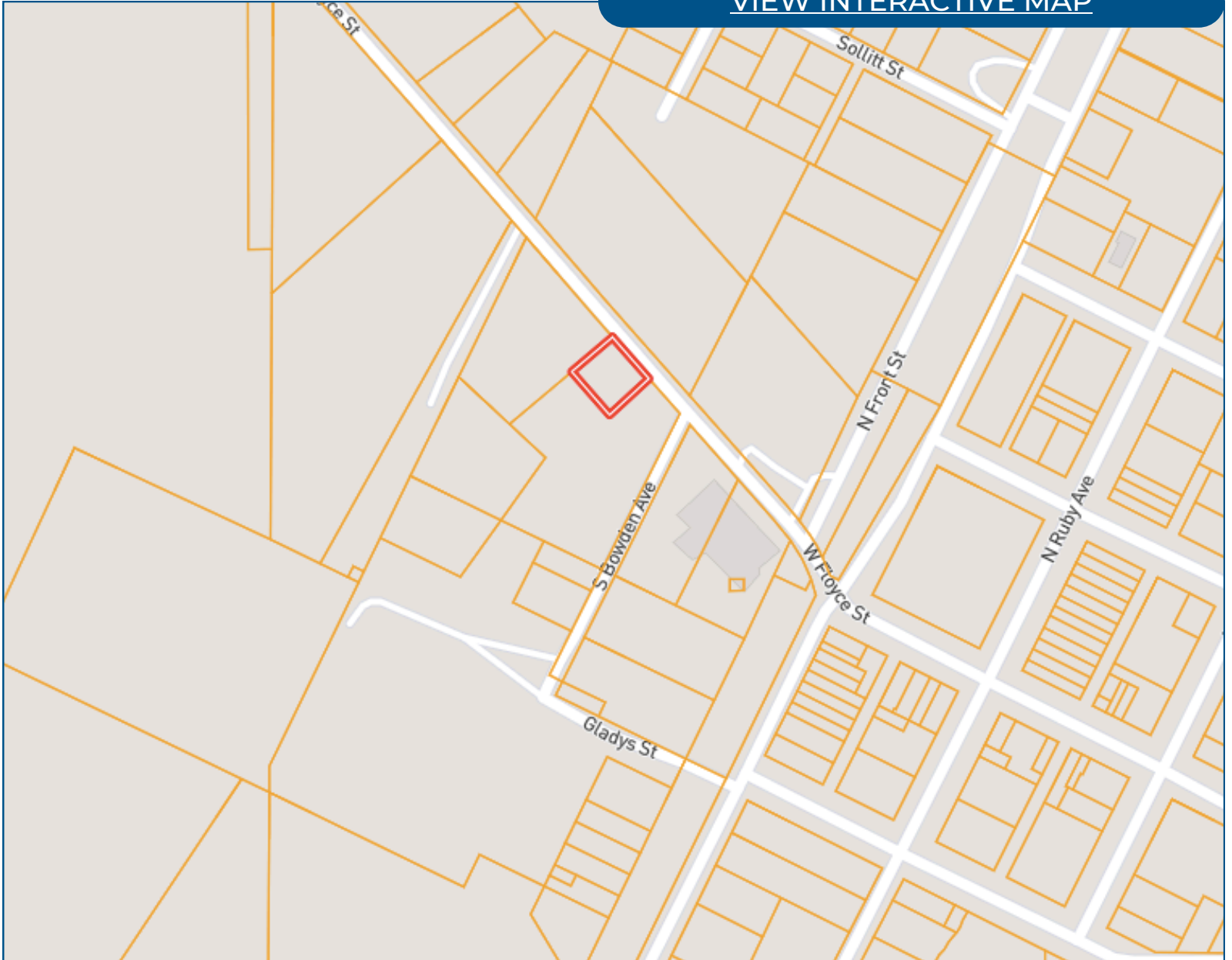
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Ownership Map

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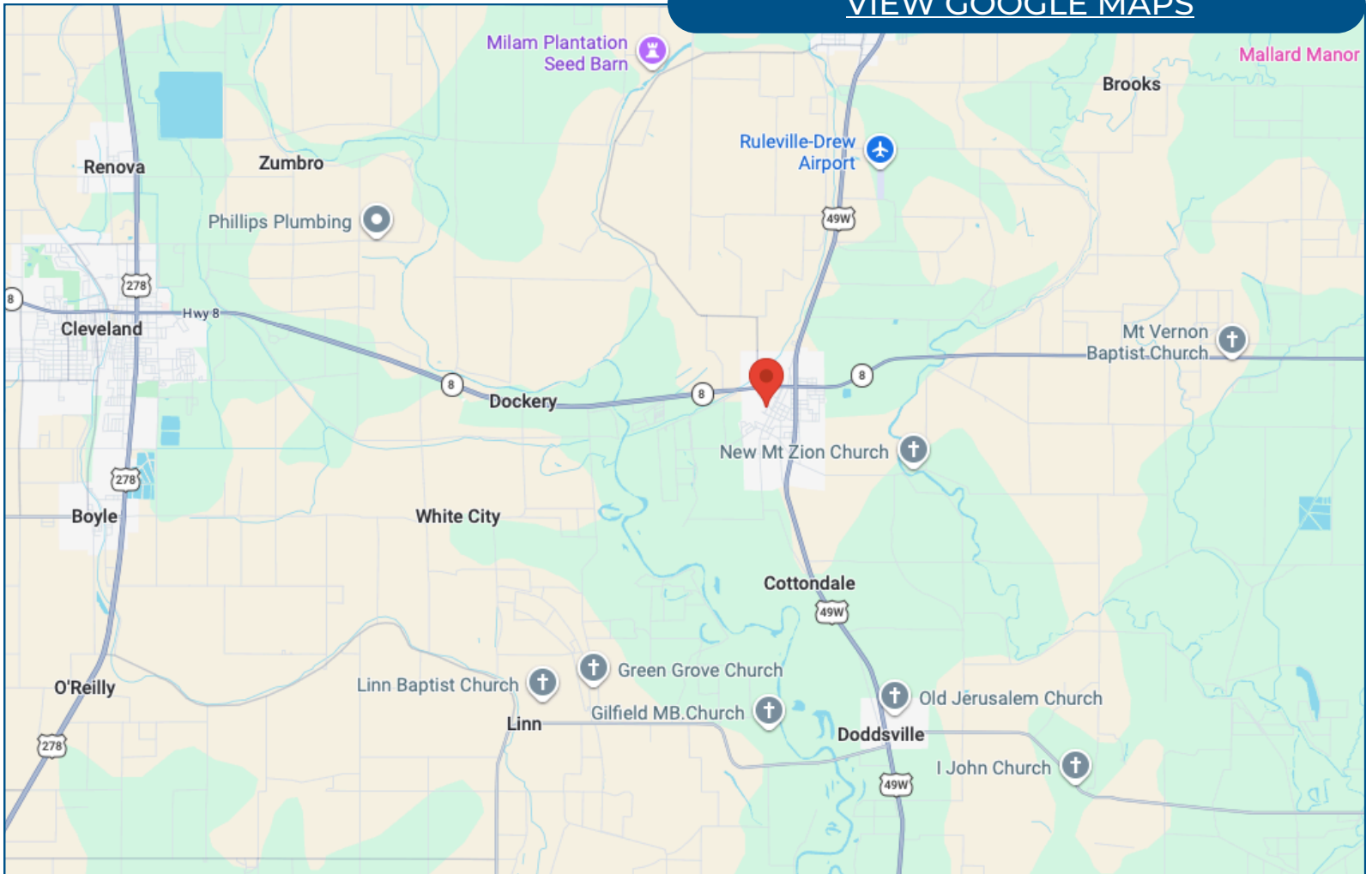
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Directional Map

[VIEW GOOGLE MAPS](#)



Directions from US-61 & MS-8, Cleveland, MS 38732

Travel on MS-8 E for 9.3 miles. Take a slight right toward W Floyce Street for 236 feet. Merge onto W Floyce Street. After 0.3 miles, the commercial building will be on the right.

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Listing Agent



Anthony Steen

ALC, Realtor & Land Specialist

Anthony was born in Bolivar County, but his family moved shortly after to Clarksdale, MS. He spent his primary educational and athletic years attending and playing sports at Lee Academy. As a child, he played baseball, football, basketball, soccer and even threw shot put and disc for track. After graduating in 2009, Anthony continued his education and athletic career for the next five years at the University of Alabama on a football scholarship. He majored in Health Environmental Science and completed his bachelor's degree and was a part of two SEC Championship and three National Championship teams with the Crimson Tide. After college, Anthony played for the Arizona Cardinals and the Miami Dolphins in the National Football League for 4 years until he decided to retire and come back to the Mississippi Delta where he grew up.

Growing up, Anthony was an avid hunter and fisherman who loved spending time helping his grandfather on the farm growing cotton and soybeans. His father and grandfather helped instill the importance of and a love for taking care of the land and wildlife around him. He enjoys all types of hunting from deer, duck, and turkey, to hogs, frogs, and pheasant. After retiring from the NFL, Anthony knew he wanted to come back home to the land he loved so much as a child.

Anthony currently resides in Tallahatchie County where he farmed soybeans with his family for a few years. After much deliberation and praying, Anthony knew it was time to start a new career path. He was certain he wanted to find a way to share his passion for the outdoors with others while staying true to his country roots. As a college athlete, Anthony learned hard work, dedication, discipline, trust, and how to work with others. These traits along with Anthony's personality, honesty, and knowledge of the land make him the perfect agent for you.

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