



**\$325,000**

SemoMLS #: 15617 • Agency Listing #: jg379

<b>1997</b> Built	<b>2</b> Lot	<b>Shop 50 ft x 80 ft Office 25 ft x 52 ft Building</b>	<b>Owner Occupied Status</b>
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### Goodin Auction & Real Estate

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This property is perfect for a farm/trucking operation. The property has 2 + acres right off of Interstate 57 on the east side of Charleston. The property entrance is off a paved road and has chat on the driveway and lot. This property has a functioning office and high quality shop that is operational and ready to go to work for you. Come take a look!

**ESqFt(Above):** 5300

**Year Built:** 1997

**Zoning:** commercial

**Size:** Shop 50 ft x 80 ft Office 25 ft x 52 ft

**Construction:** Metal construction

**Status:** Owner Occupied

**Utilities:** Public

**Water:** County

**Waste:** Septic

**Heating:** central

**Cooling:** Central

**Rural:** No

**Baths:** 3.5

**Acres:** 2

**Flood Zone:** No

**School:** Charleston

**County:** Mississippi

**County Taxes:** 2389

**Type:** Office building has 1300 square feet with 1 large office and 2 smaller ones. One of the offices has a full bath with shower and closet. There is 2 1/2 baths located in the main entry office. Building is metal construction on concrete pad. Plenty of windows for natural light.

The Shop has 4000 square feet. Building is metal construction with 4 automatic roll up doors 16 ft tall and 15 ft wide. Shop has concrete floors and 1/2 bath. There is a parts room and a storage loft.



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