

# Investment Opportunity!

## Coahoma County Commercial Property

### \$150,000



**17965 Highway 61 N Lyon, MS 38645**

This Commercial property for sale at 17965 Hwy 61 N in Lyon, MS, offers great potential for renovation and would be an excellent investment opportunity! This Stop Shop Gas Station has excellent visibility and easy access from the highway. It includes a three-bedroom, two-bathroom living space, ideal for owner-operators or staff accommodations. The property spans a spacious 2.20 acres, offering plenty of room for expansion or additional commercial uses. Additionally, a convenient shed is included for extra storage of supplies or equipment. This property presents a fantastic opportunity for entrepreneurs looking to invest in a business with the potential for renovation and growth in Coahoma County. Call Anthony today to schedule a private showing!



**ANTHONY  
STEEN**

REALTOR®

Office: 601.898.2772

Cell: 662.645.5151

Anthony@TomSmithLand.com



Expect More. Get More.

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TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.







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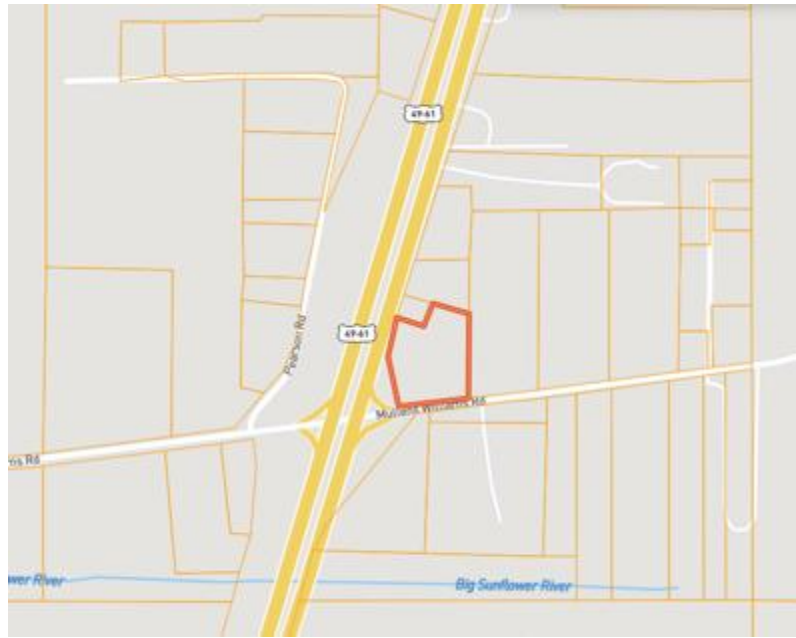
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# MAPS

[Click for the Interactive Map](#)

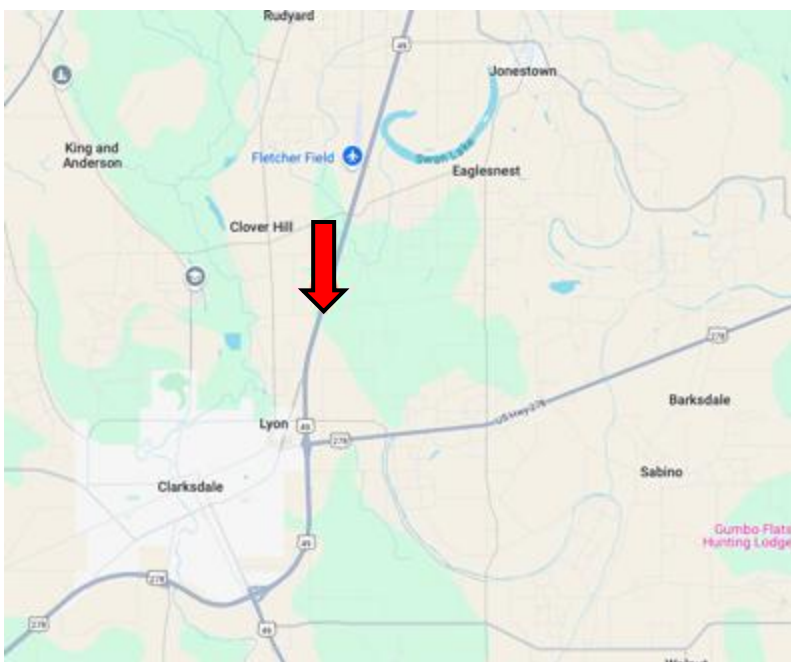


**Address:** 17965 Highway  
61 N Lyon, MS 38645

**Directions from US-61 &  
US 49 in Clarksdale, MS:**

Travel northeast on US-61  
N. for 6.2 miles. The  
property will be on the  
right.

[Google Map Link](#)



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