

# DUAL-ZONED PROPERTY

0.86± Acres in Clay County, MS



\$269,000

This 0.86± acre property in Clay County, MS, is a unique, dually zoned property that offers residential comfort and commercial potential — all under one roof. Currently operating as a 3-bedroom, 1 1/2-bath residence on one side and a fully functioning salon on the other, it's an ideal setup for entrepreneurs, investors, or anyone seeking flexible space in a high-visibility location. Whether you want to live where you work, start a small business, or lease out one side for additional income, this versatile property is a rare find along busy Hwy 45 in West Point. Don't miss out — give Leland Selby a Call today to schedule your private showing.



**LELAND  
SELBY**

REALTOR®

Office: 662.268.6333

Cell: 662.394.9876

Leland@TomSmithLand.com



Expect More. Get More.

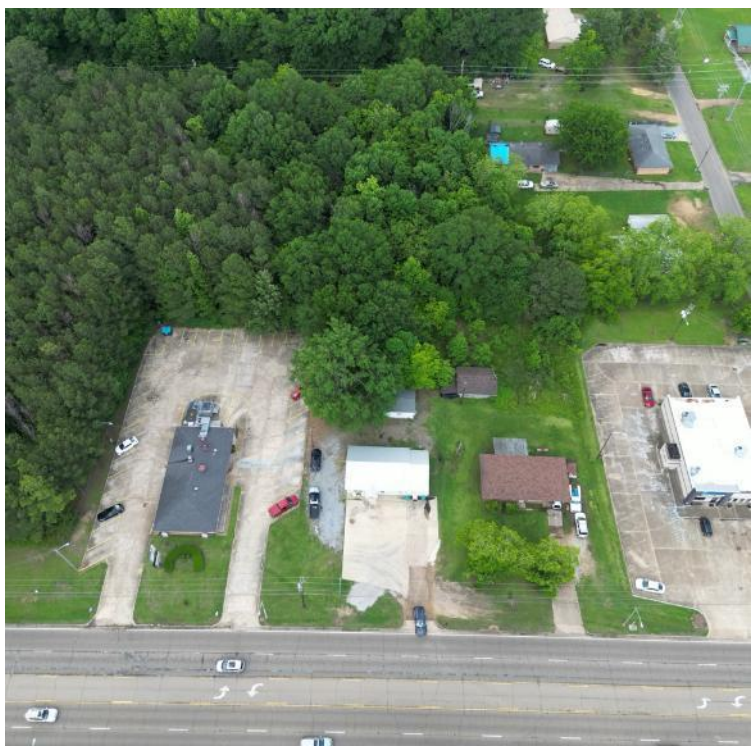
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TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.

2011-2024  
BEST  
BROKERAGES





### Recent Upgrades Include:

- New siding
- New metal roof
- New windows
- Central Air & Heat Pump System
- Spray-in attic insulation
- New wiring and plumbing
- New Sheetrock, flooring, and fresh paint
- New walk-in shower and jacuzzi tub

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# Aerial Map



[Click Here for the Land id Interactive Map Link](#)

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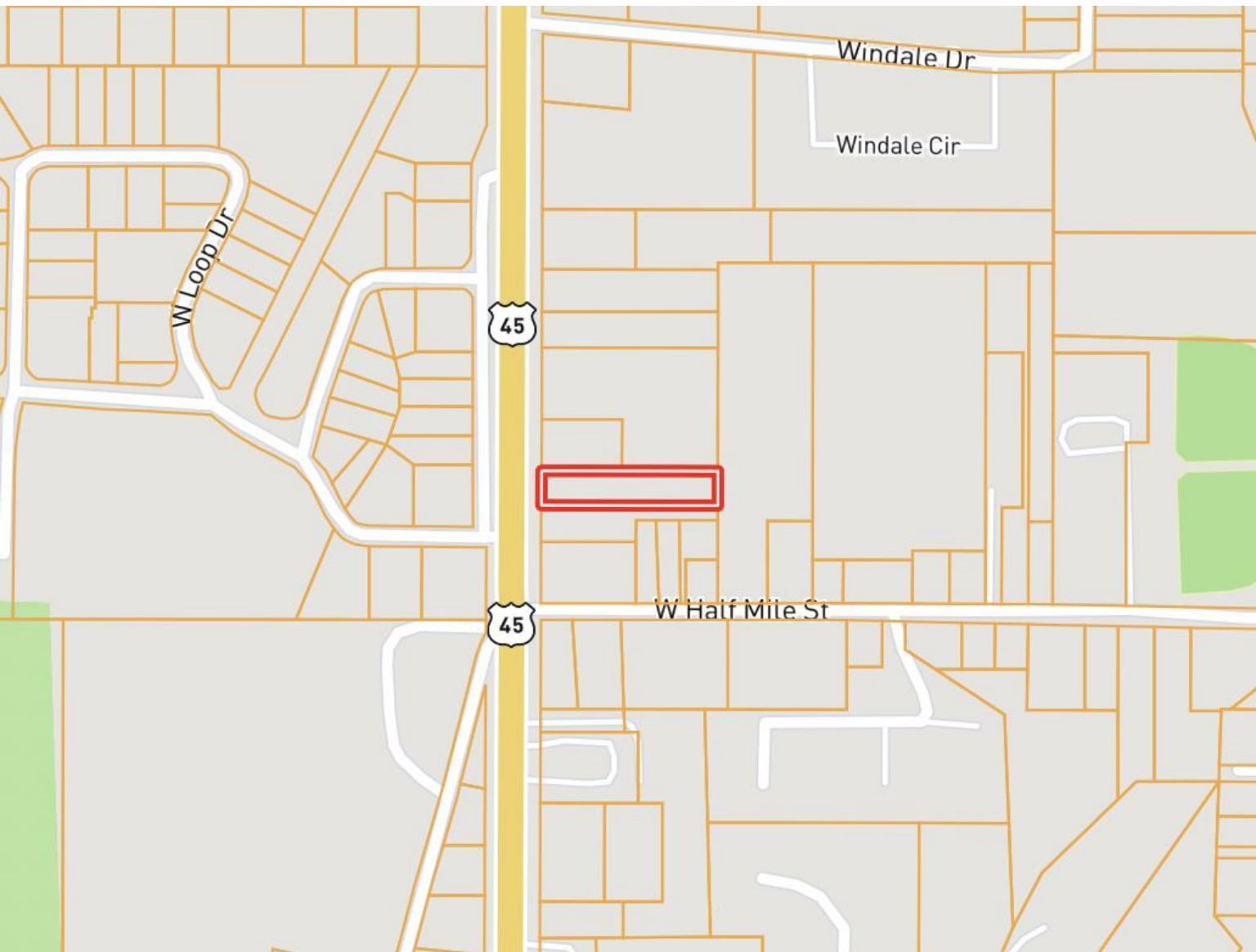


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# Ownership Map



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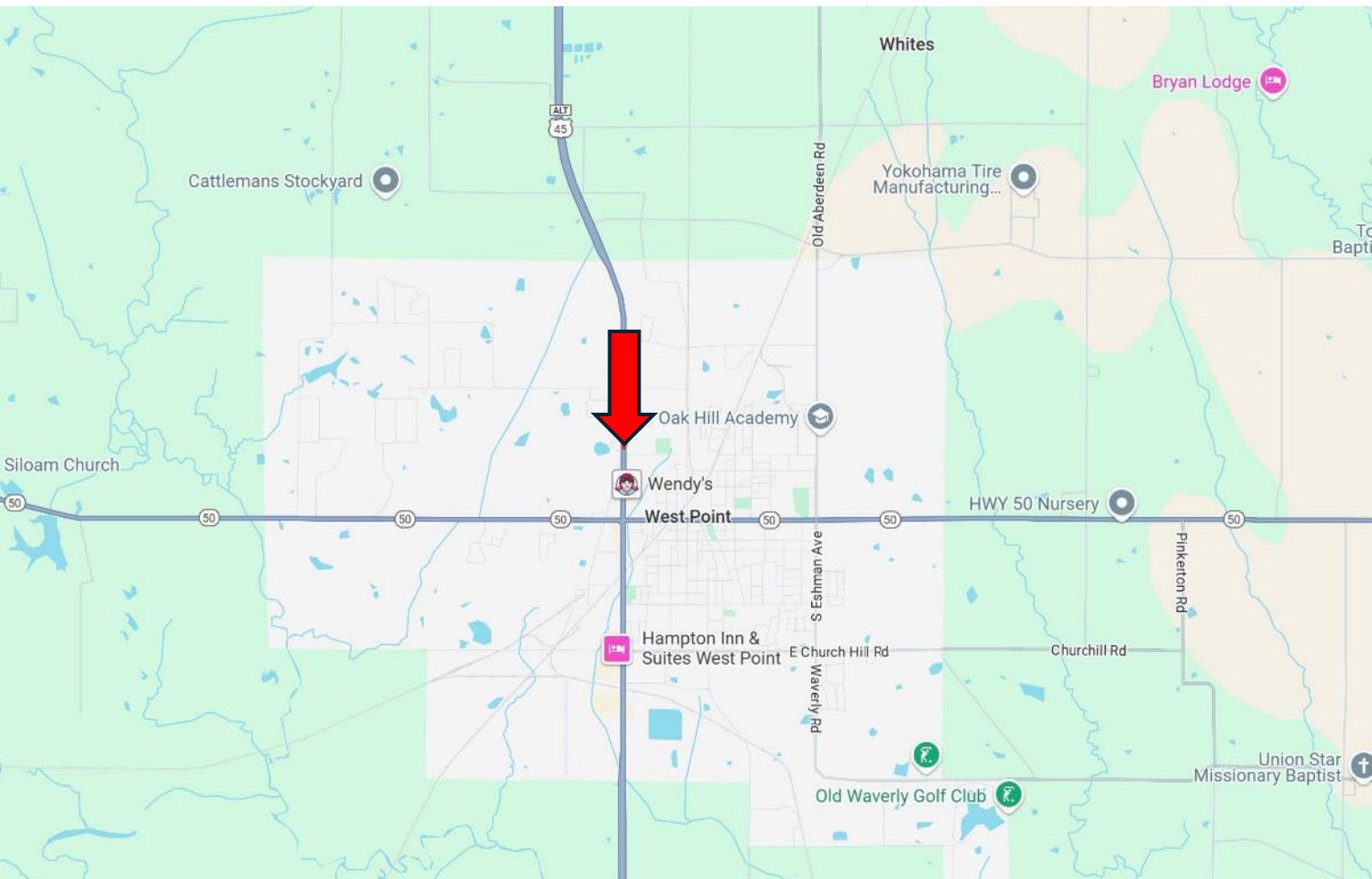
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# Directional Map



**Directions from the intersection of Hwy 50 and Hwy 45 in West Point, MS:** Travel North on Hwy 45 for 0.7 miles. The property will be on your right. [Google Map Link](#)



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