

**Landy's on the Levee**  
**Rena Lara, MS**  
**\$70,000**



**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE™

Office 662-846-1425



# Property Profile

## Landy's on the Levee

### Location:

- Coahoma County, MS
- 3414 Highway 1 Rena Lara, MS
- 12± Miles from Clarksdale
- 19± Miles from Gunnison
- 2± Miles from Desoto Lake

### Coordinates:

- GPS: 34.15037,- 90.77942

### Property Information:

- 2,018± SF Vacant Metal Building
- Constructed in 2010
- Opportunity for a Store, Camp, Business, etc
- .39± Acres in Coahoma County
- Fronts Highway 1
- Multiple Possibilities

### Property Use:

- Commercial
- Investment
- Residential

### Tax Information:

- \$477.17 for 2022



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**FORD TRUE**

LAND SPECIALIST

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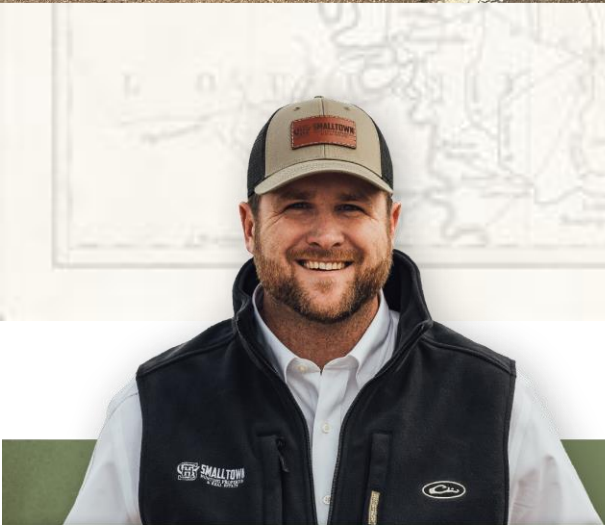
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Are you in the market for a new store, business, hunting camp or rental property? The former “Landy’s on the Levee” store in Rena Lara, Mississippi is available for purchase. This Coahoma County multi-purpose property fronts Hwy 1 and offers endless possibilities. The 2,018+/- square foot metal building was constructed in 2010 and could be repurposed for almost any use.



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The building is insulated and has a central HVAC system in place. The septic system has been maintained and the two bathrooms are functioning properly. The current layout of the building is perfect for a country store. Upon entering the front door the cash register and kitchen area is to the left as well as a display cooler. A sitting/dining area is in the back right corner of the building and the bathrooms are in the right hand corner. The remainder of the building is open for shelves, display racks, or drink coolers.



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If being a store owner isn't for you walls could be easily constructed to transform the open floor plan to whatever you would like.

On the front of the building is a 25x20 concrete slab with a covered canopy perfect for a sitting area for customers, hang out spot for your new hunting camp or covered parking for a rental property. Situated on the southeast corner of the building a is a 10x20 concrete slab that would be perfect for an outdoor cooking/grilling area or possibly a place to clean deer, ducks, or Desoto Lake crappie.



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Located 14 miles from Clarksdale, 19 miles from Gunnison, and minutes from Desoto Lake the property is in the middle of it all for the Delta sportsman, business owner or investor. To schedule a showing call Ford True today.

Directions from Clarksdale MS: Travel west on Hwy 322 for approximately 9 miles to the intersection of Hwy 1. Travel south on Hwy 1 approximately 7 miles and the property will be on the east side of Hwy 1.



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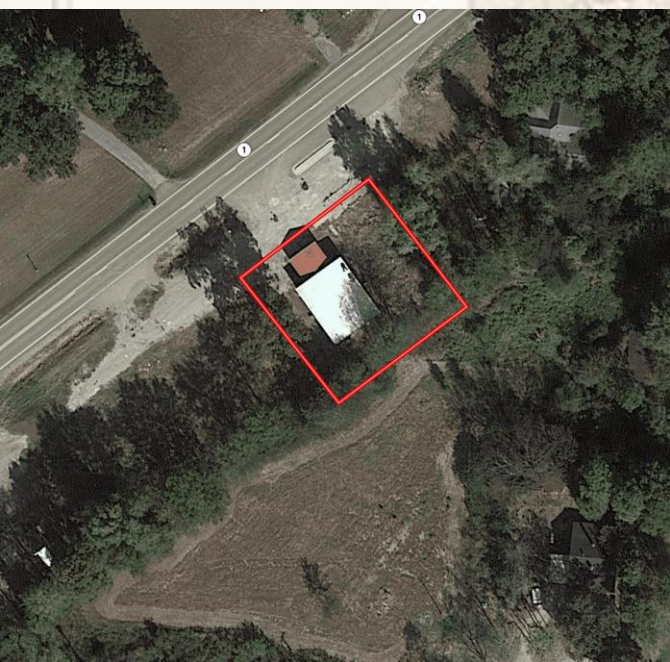
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[MapRight Link](#)



[Google Map Link](#)



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