

# Investment Property For Sale

Commercial Building & Acreage | 3612 HWY 61 N., Cleveland, Bolivar County, MS

**Offered at \$575,000**



## Diversify Your Investment Portfolio

Secure a stable, income-producing property in a high-visibility location. This commercial site is under a long-term lease with strong renewal options, offering dependable returns and upside potential.

### Property Features:

- 6,000± SF Metal Building on 1.8± Acres
- 4,320± SF Heated Shop Area with 3 Overhead Electric Doors
- 1,680± SF Showroom and Office Space
- Kitchenette and 2 Restrooms
- Equipped with Alarm System and Surveillance Cameras
- 1<sup>st</sup> Year of a 3-Year Lease in Place
- 2 and 5-Year Lease Renewal Options



**CHARLIE  
HEINSZ**

REALTOR®

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Expect More. Get More.

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Information is believed to be accurate but not guaranteed.





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2011-2023  
**BEST**  
BROKERAGES



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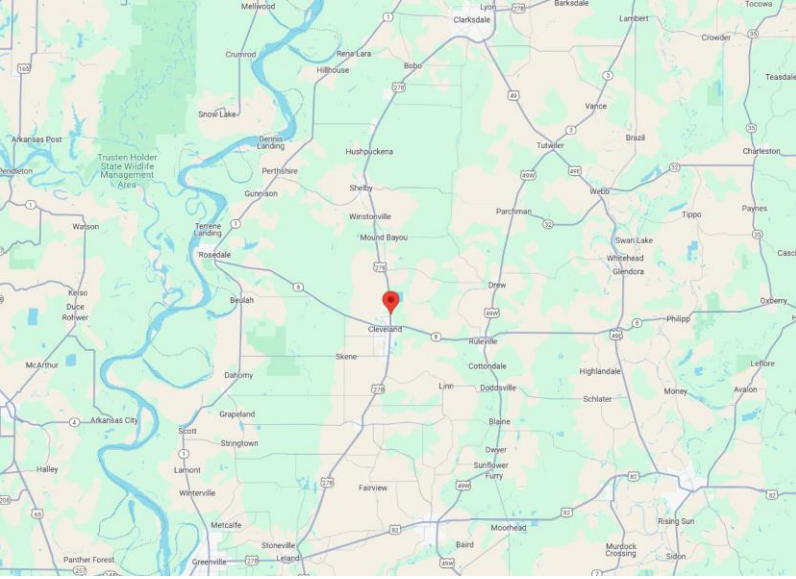
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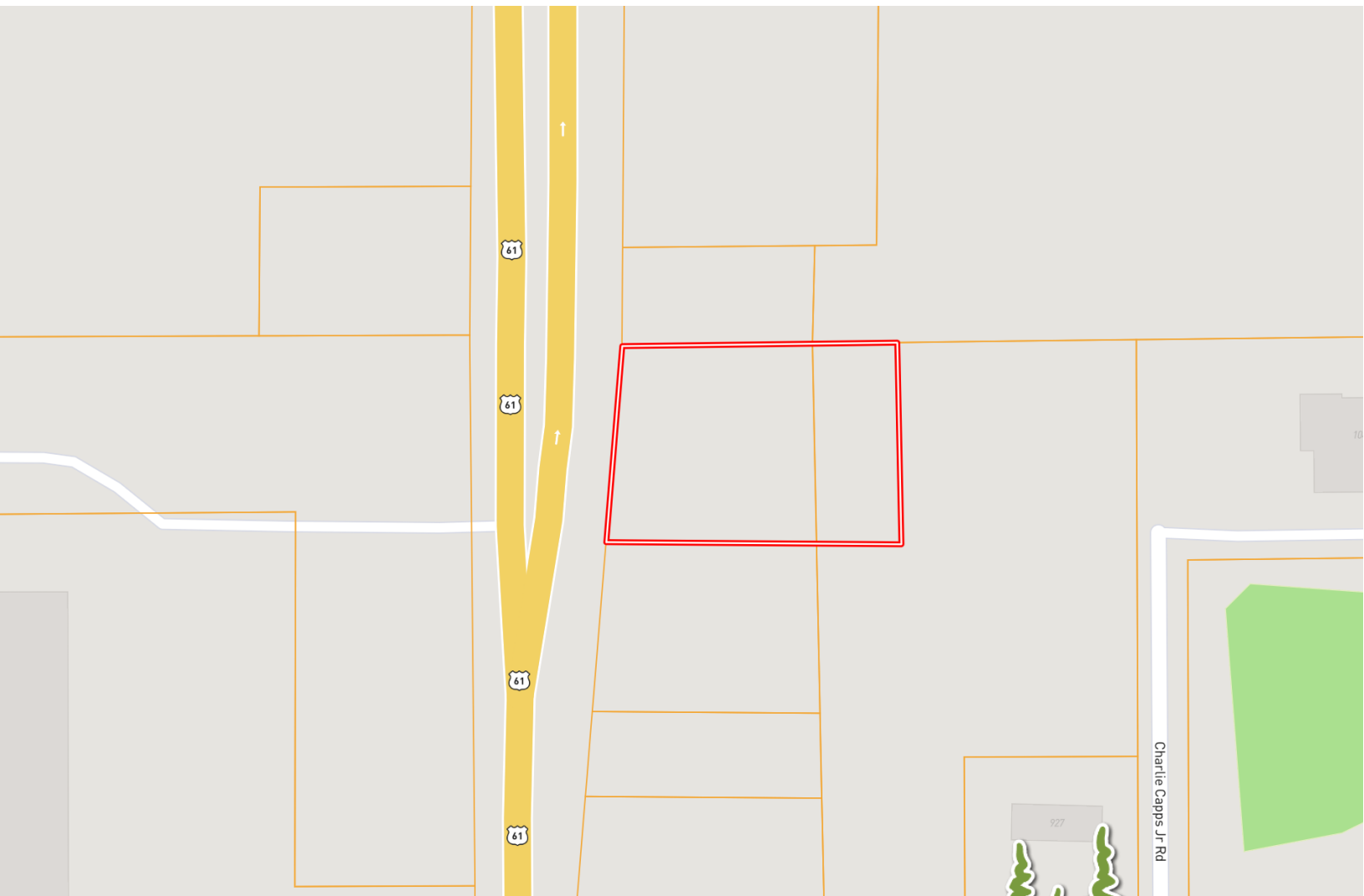
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## 3612 HWY 61 N., Cleveland, MS 38732

**Directions from Clarksdale, MS:** Travel west on Hwy 61 for approximately 33 miles. The property will be on the left.

**Directions from Greenville, MS:** Travel east on US 82 for approximately 9.5 miles to Leland, MS. Merge onto Hwy 61 North, and travel approximately 28 miles. The property will be on the right.  
[Google Maps Link](#)



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# Aerial Map | [Land ID Link](#)



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