

# 6,000± SF Commercial Building in Cleveland, MS

## \$575,000



## 3612 Highway 61 N. Cleveland, MS 38732

Are you looking for a place for your new business? Look at this 6,000± SF commercial building on Hwy 61 in Cleveland, MS. This building is a blank canvas just waiting for you to create your new masterpiece. The move-in ready Bolivar County property offers plenty of space inside and tons of concrete parking outside. The all-metal building provides central heat and air and is currently set up with 1,680± SF of showroom and office space with a kitchenette and two restrooms. The showroom has two overhead doors entering the 4,320± SF shop area, providing a vast space to utilize with three overhead doors. The entire building is equipped with an alarm and video surveillance system. Call Charlie to schedule your showing today!



**CHARLIE  
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REALTOR®

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[Charlie@TomSmithLand.com](mailto:Charlie@TomSmithLand.com)



## A Real Estate Expert You Can Trust

[TomSmithLandandHomes.com](http://TomSmithLandandHomes.com)

Information is believed to be accurate but not guaranteed.







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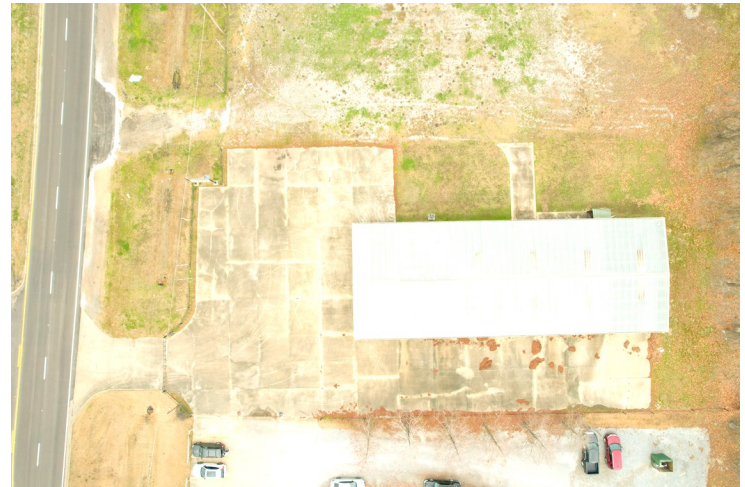
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# AERIAL MAP



[Click for Interactive Map](#)

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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.

## DIRECTIONAL MAP

## OWNERSHIP MAP



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