

BOLIVAR COUNTY INVESTMENT PROPERTY

Car Wash ♦ Mini Storage ♦ Laundromat

1301 Main St.

Rosedale, MS 38769



\$110,000



**TRACEY
BELL**

MANAGING BROKER

Office: 662.441.2500

Cell: 662.719.4720

Tracey@TomSmithLand.com



A Real Estate Expert You Can Trust

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



Mani's River Resort

Discover the perfect investment opportunity in Bolivar County, MS! This property is located on a 2.77± acre lot and offers versatile income, a Car Wash, Mini Storage, and a Laundromat. This offers multiple streams of income in one convenient location. With its prime location and diverse revenue avenues, this property promises financial growth and community convenience!

50 Mini Storage Units * 42 units 10'x10' (rent for \$45.00 mo.)
8 units 10'x20' (rent for \$90.00 mo.)

Expenses:

Entergy: \$350+/- mo

Security System: \$65+/- mo

Atmos: \$100+/- mo

Property Taxes: \$5,414.76+/- yr

Water: \$80+/- mo

Land Lease (16th sect): \$1,600+/- yr

Insurance: \$250+/- mo

****Income and expenditures are average and subject to change*

Directions from Hwy 8 and Hwy 61 Cleveland, MS: Travel West on Hwy 8 for approximately 19.4 miles. Take a slight right turn towards Main Street. After 0.1 miles, the property will be on the right. [Click for Google Maps.](#)

**TRACEY
BELL**

MANAGING BROKER

Office: 662.441.2500

Cell: 662.719.4720

Tracey@TomSmithLand.com



A Real Estate Expert You Can Trust

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



Mini Storage brings in \$500+/- monthly



**TRACEY
BELL**

MANAGING BROKER

Office: 662.441.2500

Cell: 662.719.4720

Tracey@TomSmithLand.com



A Real Estate Expert You Can Trust

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



Laundromat and Car Wash bring in \$800+/- weekly



**TRACEY
BELL**

MANAGING BROKER

Office: 662.441.2500

Cell: 662.719.4720

Tracey@TomSmithLand.com



A Real Estate Expert You Can Trust

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



AERIAL MAP



[Click for Interactive Map](#)

**TRACEY
BELL**

MANAGING BROKER

Office: 662.441.2500

Cell: 662.719.4720

Tracey@TomSmithLand.com

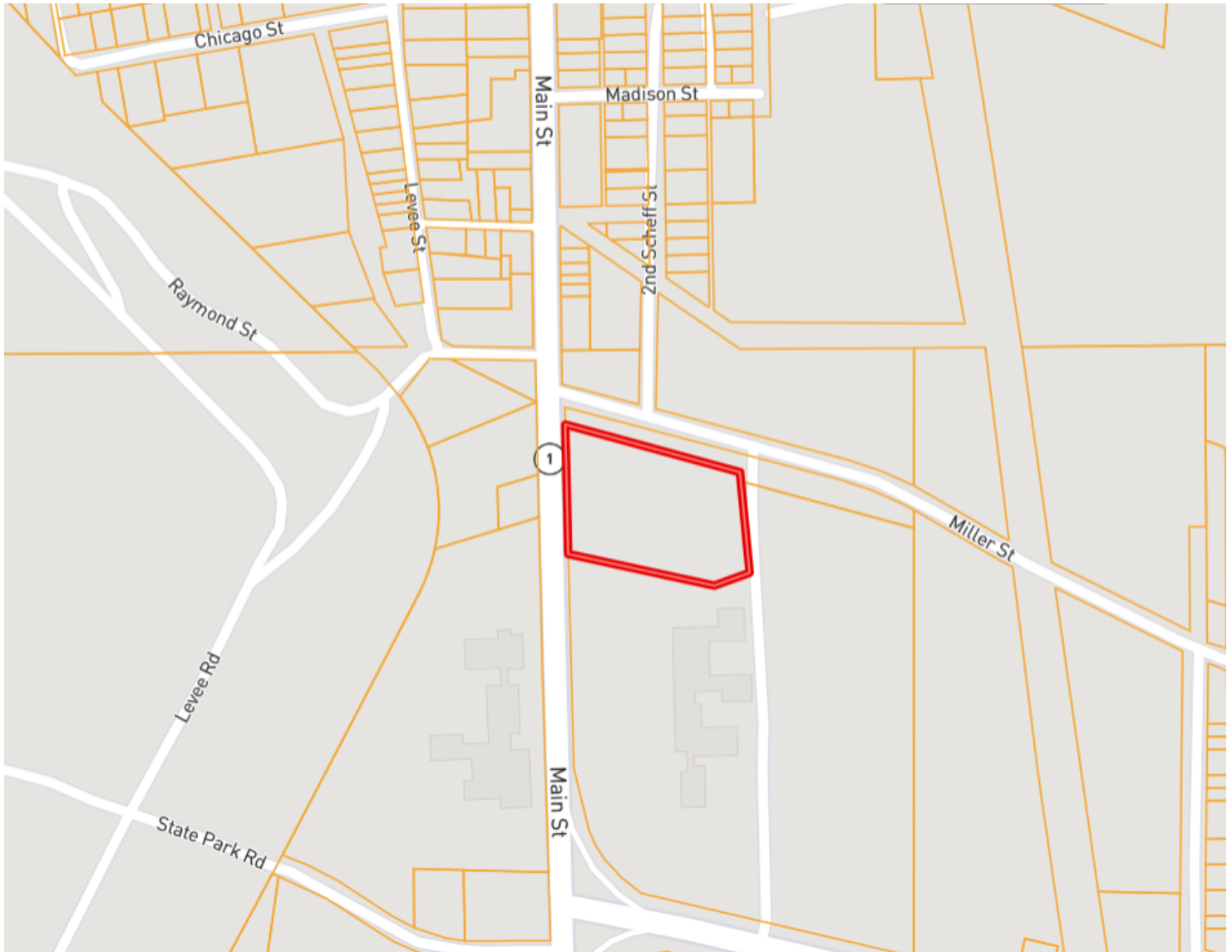


A Real Estate Expert You Can Trust
TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



OWNERSHIP MAP



**TRACEY
BELL**

MANAGING BROKER

Office: 662.441.2500

Cell: 662.719.4720

Tracey@TomSmithLand.com



A Real Estate Expert You Can Trust
TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



DIRECTIONAL MAP



Address: 1301 Main St. Rosedale, MS 38769

Directions from Hwy 8 and Hwy 61 Cleveland, MS: Travel West on Hwy 8 for approximately 19.4 miles. Take a slight right turn towards Main Street. After 0.1 miles, the property will be on the right. **[Click for Google Maps.](#)**

**TRACEY
BELL**

MANAGING BROKER

Office: 662.441.2500

Cell: 662.719.4720

Tracey@TomSmithLand.com



A Real Estate Expert You Can Trust

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.

