

# DUPLEX IN CLEVELAND

500 AVERY STREET, CLEVELAND, MS 38732

**\$138,000**



Welcome to your new investment property in Bolivar County, MS! Each unit in this duplex rents for \$700, bringing in a total monthly income of \$1,400. Both sides offer a one-bedroom, one-bathroom unit with hardwood floors. The duplex features 1,320± SF and is located on a 0.12± acre lot. If you are looking to add to your rental portfolio, call Tracey Bell for additional information and schedule your private showing.



**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.

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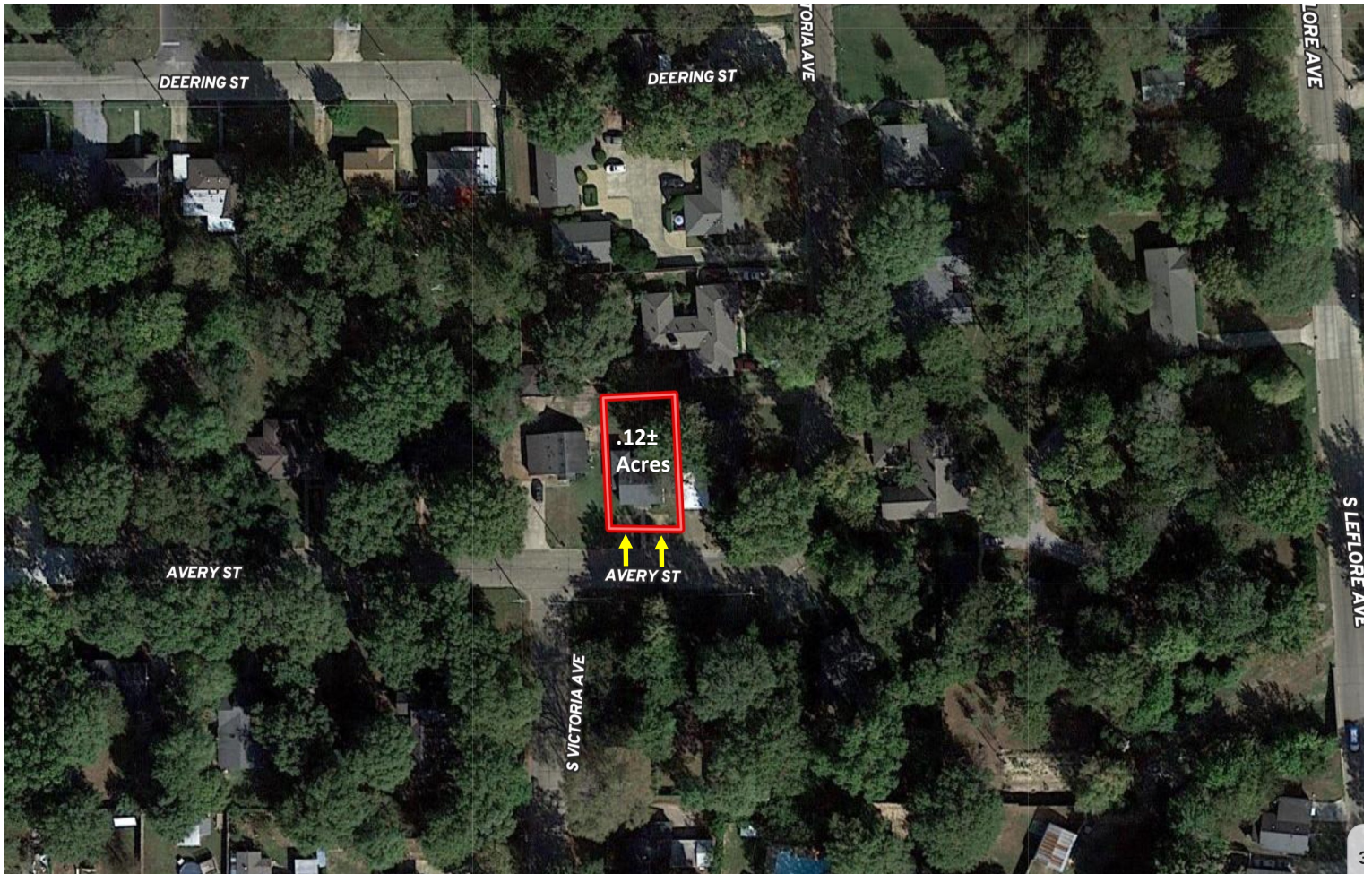


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# AERIAL MAP



[Click for Interactive Map](#)

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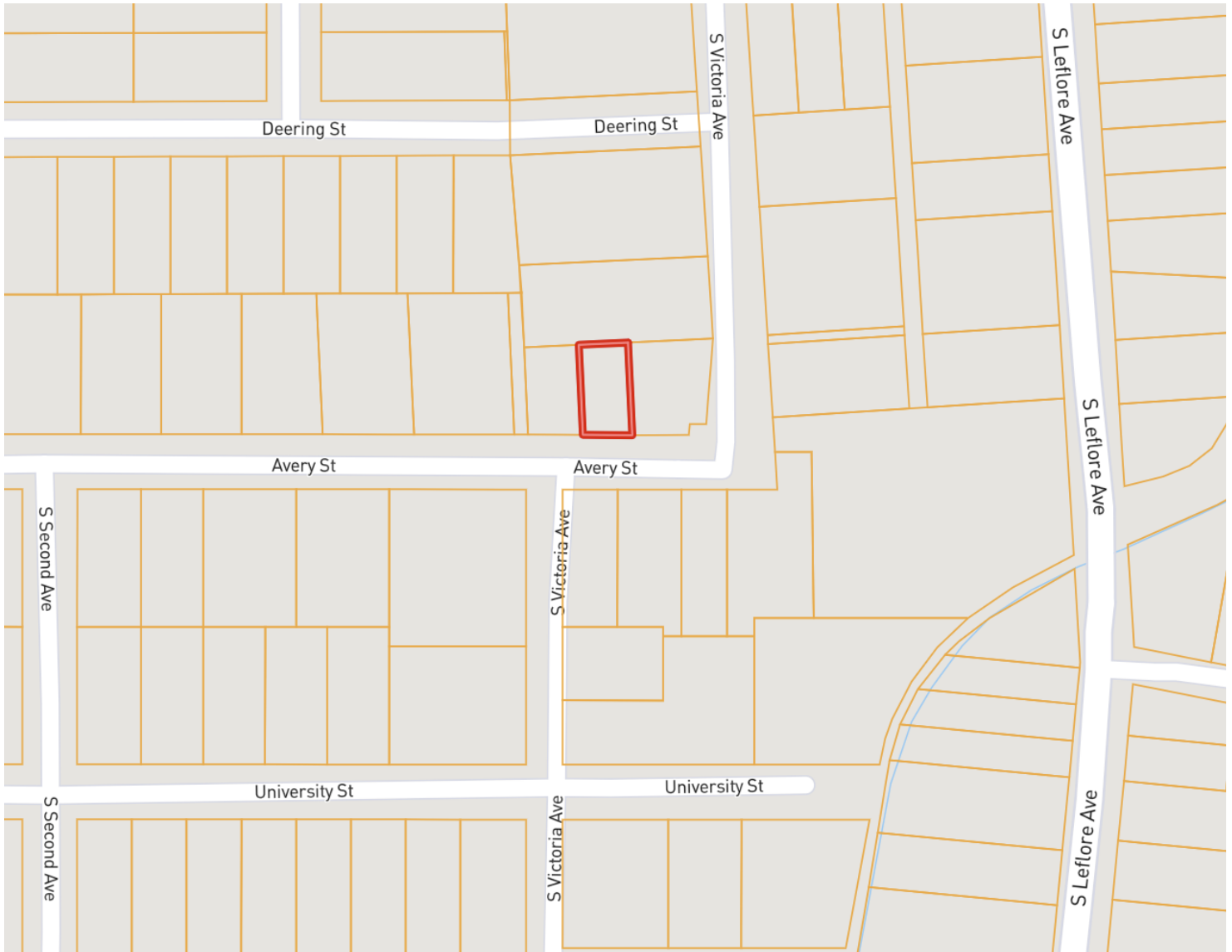


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# OWNERSHIP MAP



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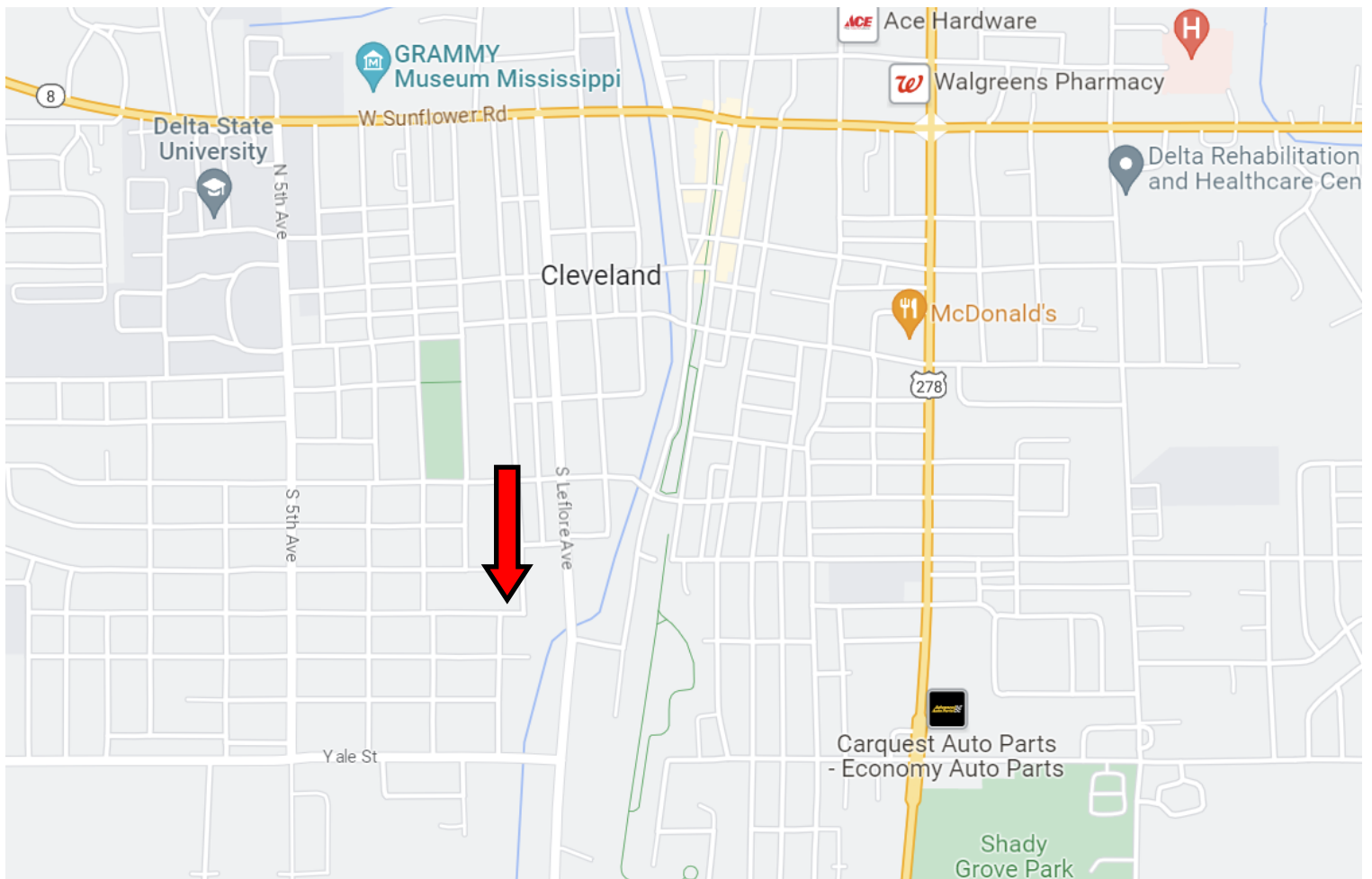


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# DIRECTIONAL MAP



**Address: 500 Avery Street, Cleveland, MS 38732**

**Directions from Hwy 8 and Hwy 61 Cleveland, MS:** Travel west on Sunflower Road for approximately 0.7 miles, then turn left onto N Victoria Avenue. After 0.8 miles, N Victoria turns right and becomes Avery Street. After approximately 144 feet. the property will be on the right.

[Click for Google Maps.](#)



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