

# INVESTMENT PROPERTY

315 SOUTH BOLIVAR AVENUE, CLEVELAND, MS 38732

**\$132,000**



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 the comfort of a one-bedroom, one-bathroom layout. With a spacious 1,496± square feet of living space on a 0.17± 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

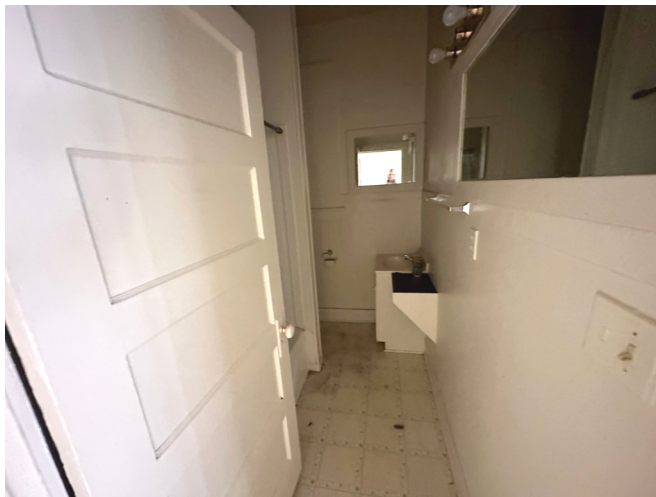


**A Real Estate Expert You Can Trust**

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.





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# AERIAL MAP



[Click for Interactive Map](#)

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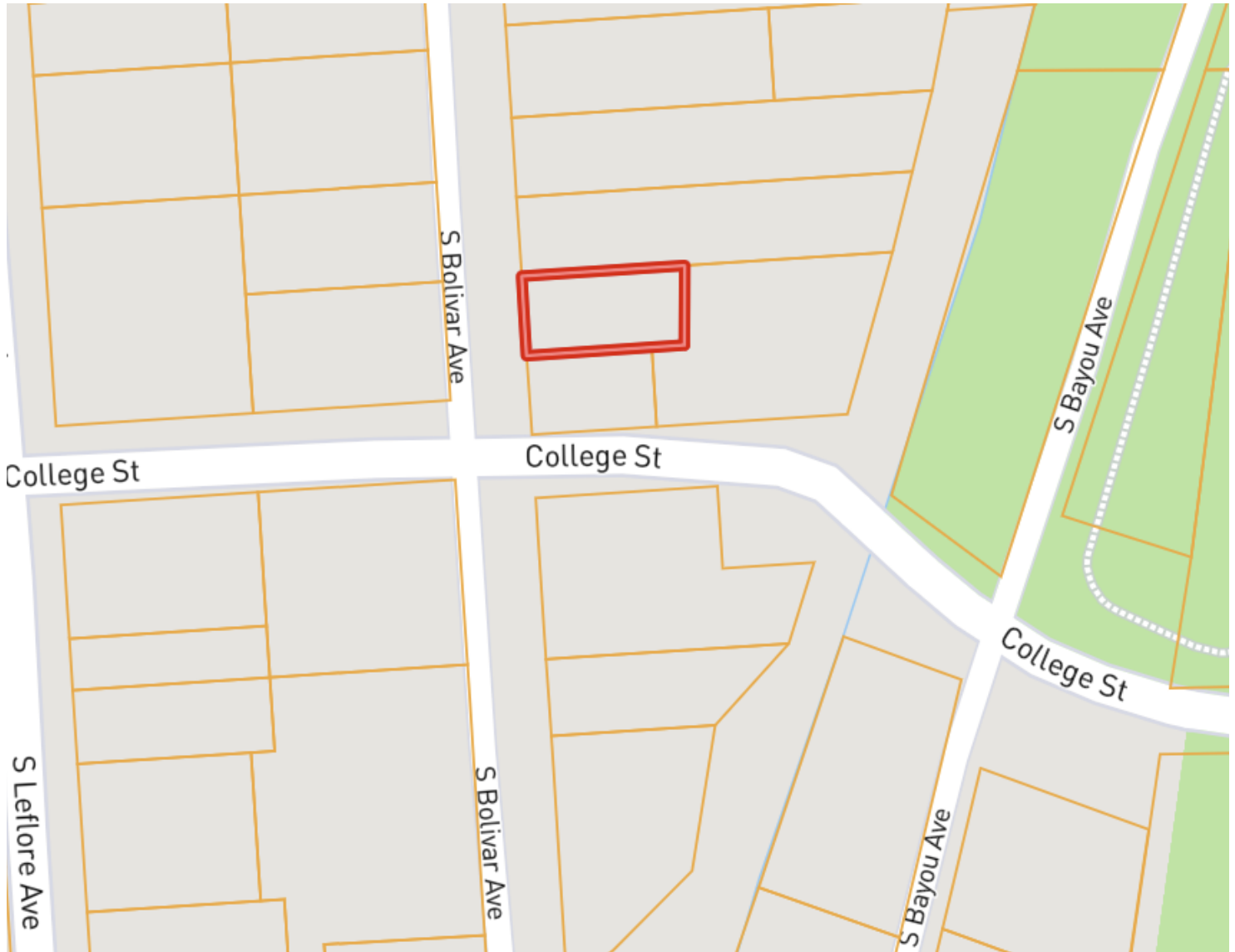


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# OWNERSHIP MAP



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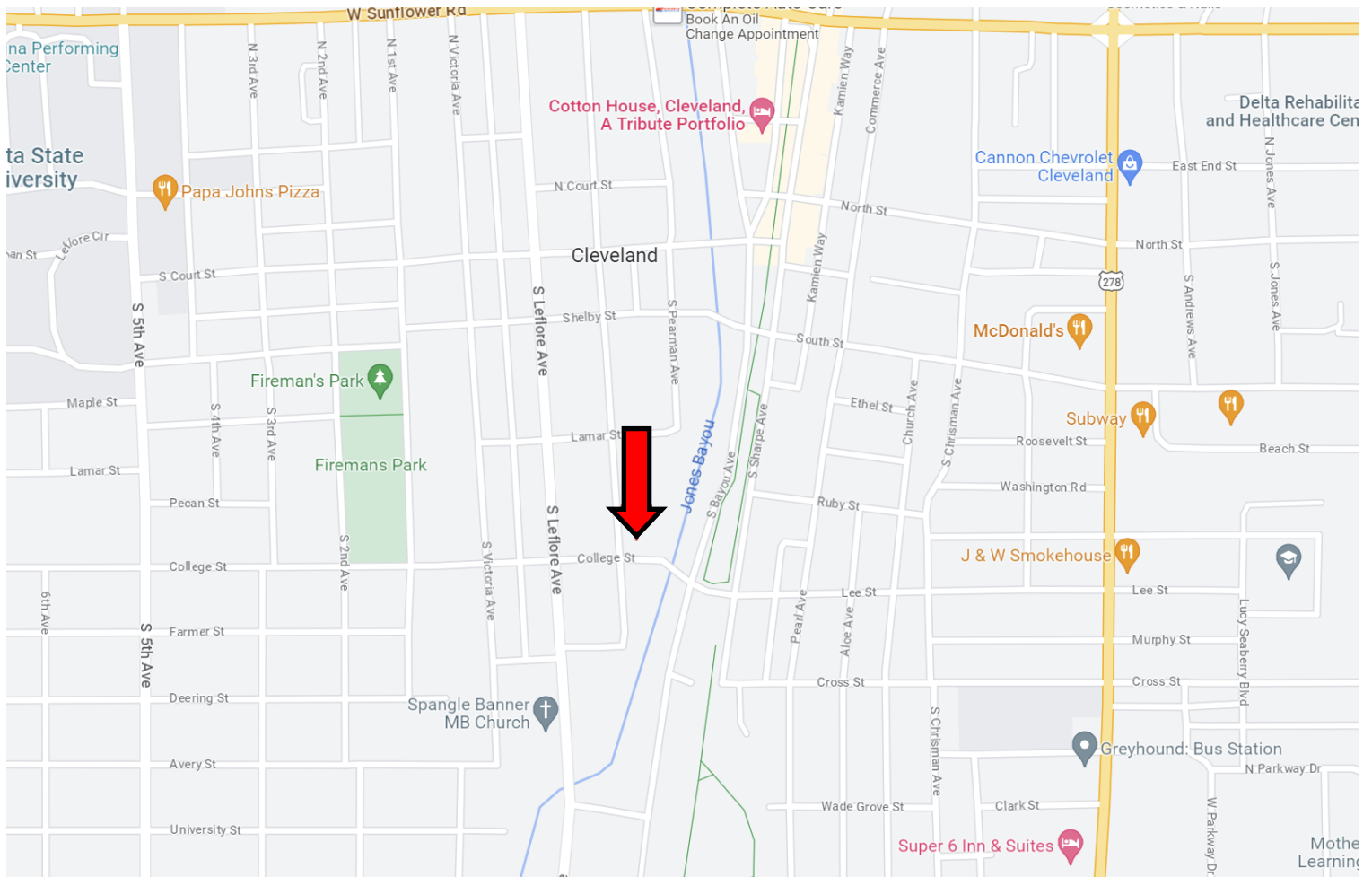


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# DIRECTIONAL MAP



**Address: 315 S Bolivar Avenue, Cleveland, MS 38732**

**Directions from Hwy 8 and Hwy 61 Cleveland, MS:** Travel west on Sunflower Road for approximately 0.5 miles, then turn left onto N Bolivar Avenue. After 0.6 miles, the property will be on the left. [Click for Google Maps](#)



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