

## DUPLEX IN CLEVELAND

315 SOUTH BOLIVAR AVENUE, CLEVELAND, MS

**\$120,000**



Welcome to your new investment property! Each unit in this duplex rents for \$700, which would be \$1,400 in monthly income. Both sides are a one bedroom, one bathroom unit. The duplex is 1,496 ± SF on a 0.17 ± acre lot. If you are looking to add to your rental portfolio, call Tracey Bell for more details and to 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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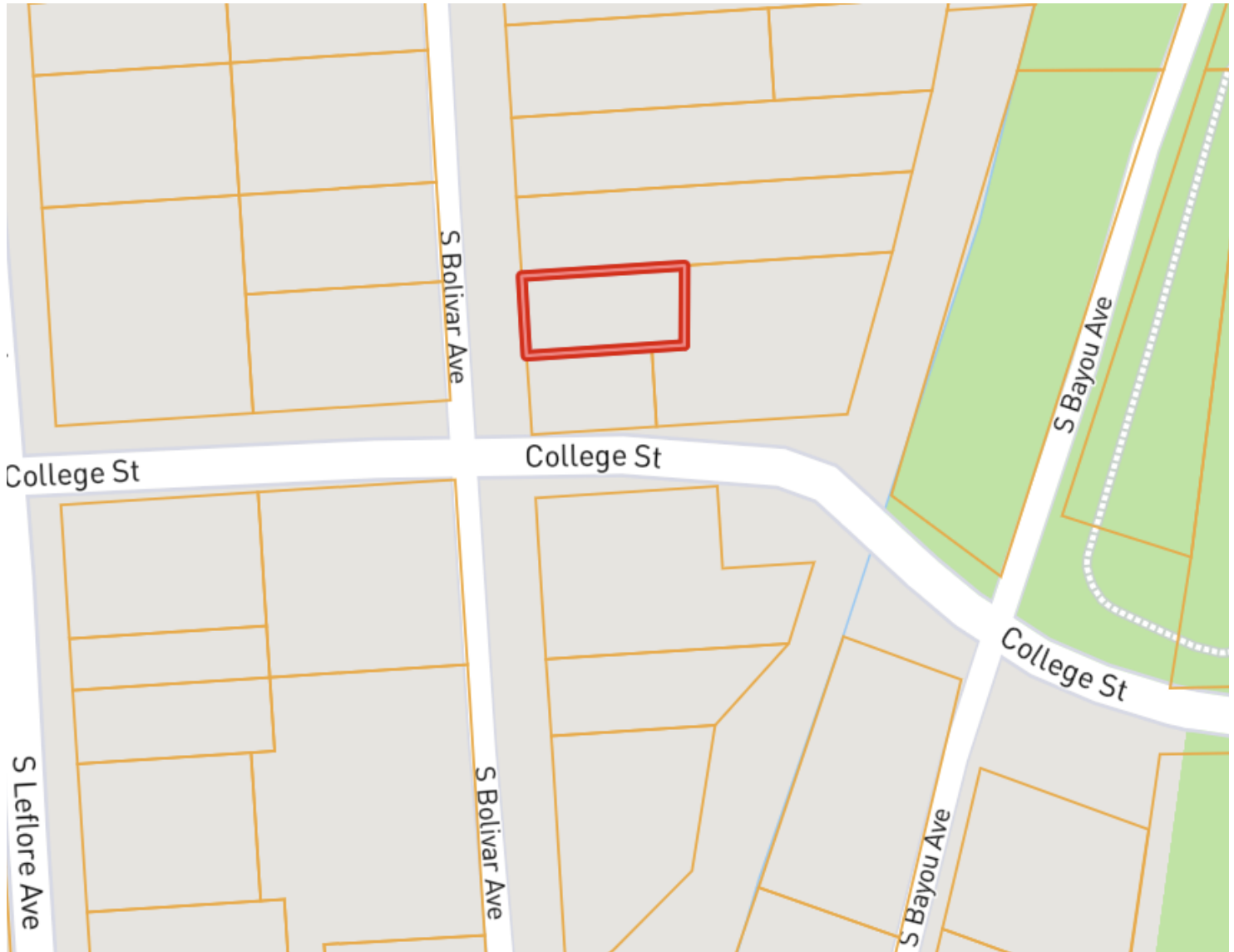


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# OWNERSHIP MAP



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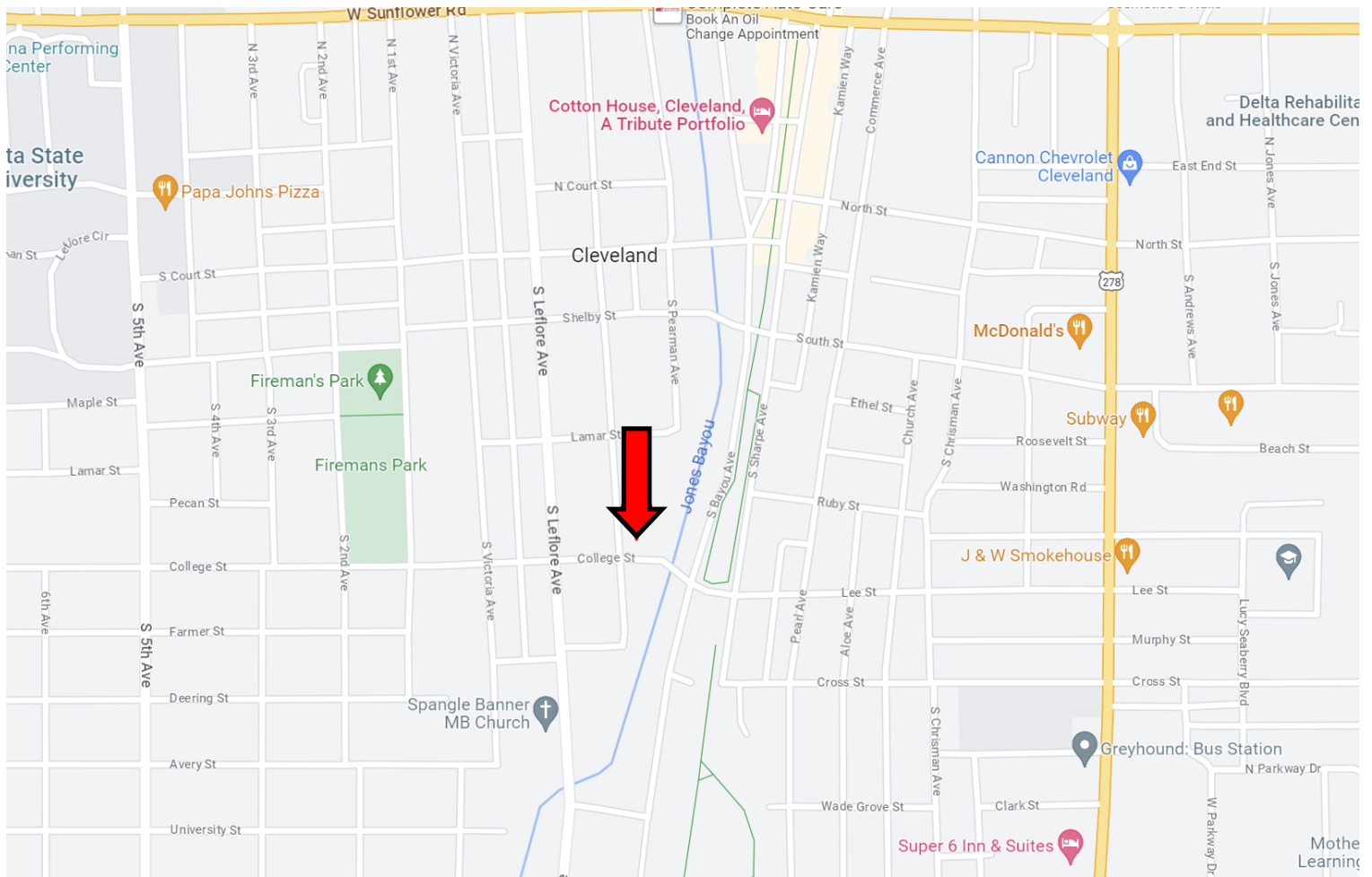


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# DIRECTIONAL MAP



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

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

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