8-Unit Apartment Complex - Investment Property

$489,000

4278 & 4280 Highway 8, Cleveland, MS 38732

This 8-unit apartment complex in Bolivar County, MS, has Highway 8 road frontage and could be an excellent addition to any investor's portfolio, as it generates over $6,000 in monthly rent. The property features two fourplexes on a slab and a privacy-fenced lot. The parcel extends north with a total of 4.04± acres, creating the potential for further development. Residential investment properties in a college town are highly sought after, so take advantage of it! Contact Tracey Bell to schedule your private showing and discover more about this income-generating property. Drone Video Link

TRACEY BELL
MANAGING BROKER

Office: 662.441.2500
Cell: 662.719.4720
Tracey@TomSmithLand.com

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- **Annual Income:** $72,360
- **Taxes:** $6,617 Annually
- **Insurance:** $4,200 Annually
- **Water:** $5,280 Annually
- **Lawn Maintenance:** $2,100 Annually
- **Waste Management:** $1,800 Annually

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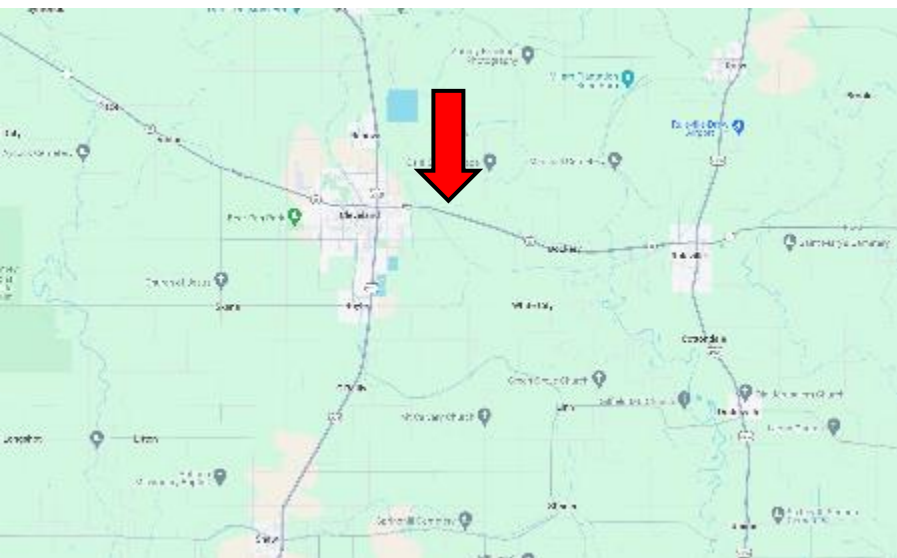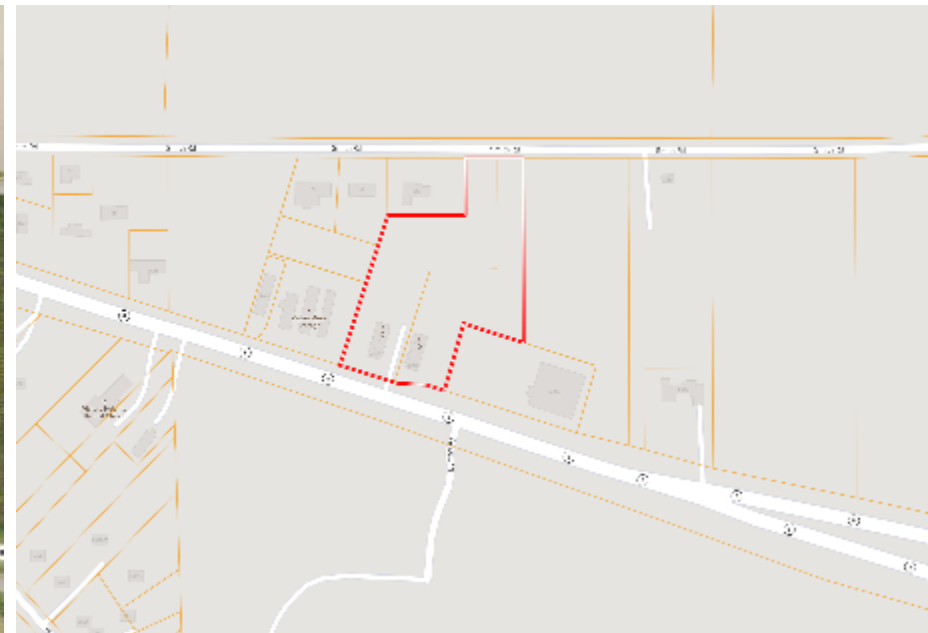TomSmithLandandHomes.com

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2011-2024
BEST BROKERAGES

4.04± Acres

33.7458, -90.6829

Address: 4280 HWY 8, Cleveland, MS 38732

Directions from Hwy 8 & Hwy 61 in Cleveland, MS: Travel east on Highway 8 for 1.9 miles. The destination will be on the left. Click for Google Maps.

Lot Size: 4.04± Acres

Latitude & Longitude: 33.7458, -90.6829

Distance to Ruleville: 8 Miles

Distance to Delta State University: 3 Miles

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