

# Apartment Complex

616 N. Bayou Avenue, Cleveland



**\$945,000**

This Bolivar County investment opportunity includes 14 residential rental units on a 0.92± acre lot, featuring four triplexes and a duplex. There is also an additional pad site ready for development. The property has a potential income of \$11,000 monthly or \$132,000 annually. Located near the Cleveland Country Club, Delta State University, and Downtown Cleveland, it offers convenience and appeal for tenants. Contact Tracey Bell today to discuss the investment potential and to schedule your private showing.

#### Annual Expenses

- Taxes: \$16,974
- Water: \$6,000
- Garbage: \$3,132
- Common Area Maintenance: \$3,000
- Insurance: \$6,720



**TRACEY  
BELL**

MANAGING BROKER

Office: 662.441.2500

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Tracey@TomSmithLand.com



Expect More. Get More.

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TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.





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- 4 Units are 4 Bed, 2 Bath
- 8 Units are 2 Bed, 1 Bath
- The Duplex is 1 Bed, 1 Bath on each side



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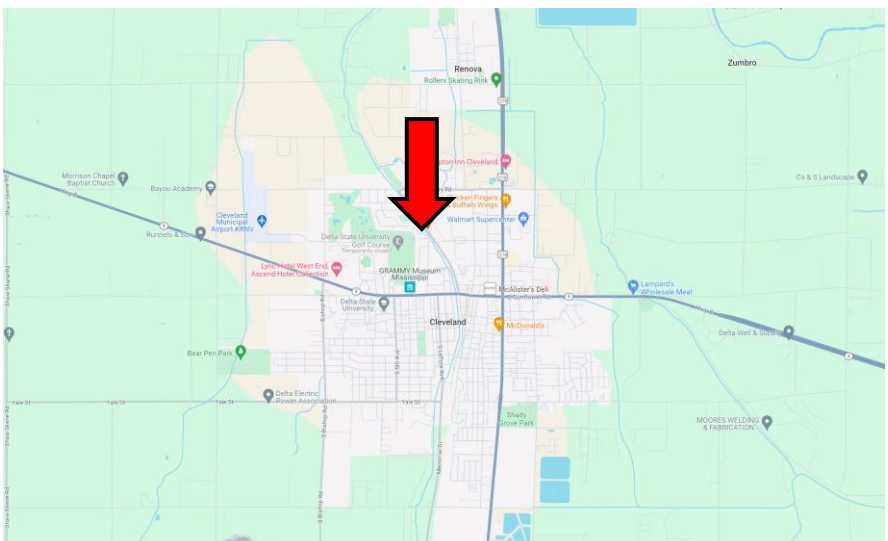
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# Property Overview & Maps

[Click for Interactive Map](#)



**Address:** 616 N. Bayou Ave. Cleveland, MS 38732

**Directions from Hwy 8 & Hwy 61 in Cleveland, MS:** Travel west on Hwy 8 for 0.4 miles. Turn right on N. Bayou Ave. After 0.7 miles, the destination will be on the right. [Click for Google Maps](#)

**Lot Size:** 0.92± Acres

**Latitude & Longitude:** 33.7567, -90.7283

**Distance to Delta State University:** 1.3 miles

**Distance to Downtown Cleveland:** 0.9 miles



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