

INVESTMENT OPPORTUNITY IN MADISON COUNTY, MS

Rental Duplex at 114 SWFourth Street, Flora, MS



\$299,900

INVESTMENT or RESIDENTIAL OPPORTUNITY IN FLORA! Rental Duplex in Flora, MS 1 building with 2 Units. Unit A: 2 Bedrooms, 2 Baths, Large Living Room, Kitchen combo eat area, and Den area and laundry. Unit B: 2 Bedrooms, 1 Bath, Living Room and Den and Laundry. Dog Run or separate yard area off Den. Both Units share a large backyard with a storage unit for each. Extremely easy to rent. Unit A will rent for \$1,250/month and Unit B will rent for \$1,500/month. A total of \$2,750 in rental opportunity. Seller selling "AS IS" This property has now been REZONED in the Flora Station District , which will allow it to be commercial or residential! So now it can be professional offices, retail, restaurant or any other commercial applications. Flora is ready to explode with many NEW opportunities! Call Ellen to schedule a showing today!



**ELLEN
SMITH**
MANAGING BROKER
Office: 601.898.2772
Cell: 601.954.9395
Ellen@TomSmithHomes.com



A Real Estate Expert You Can Trust

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.





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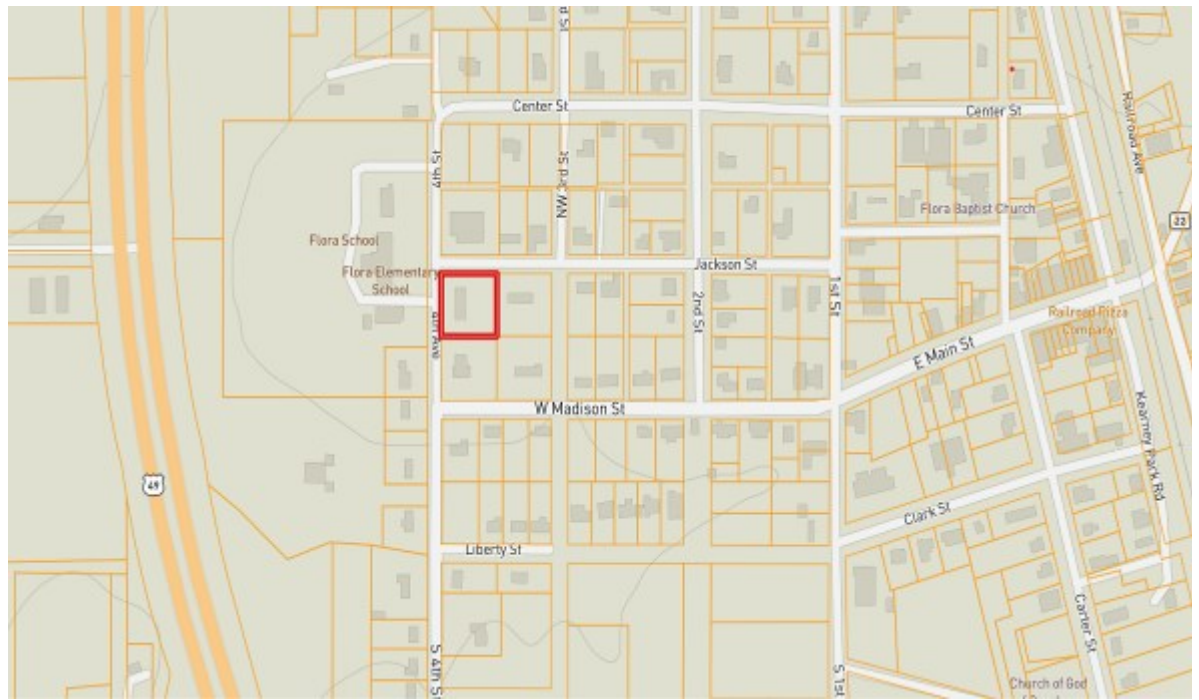
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Ownership Map



Aerial Map



[Click Here for an Interactive Map](#)

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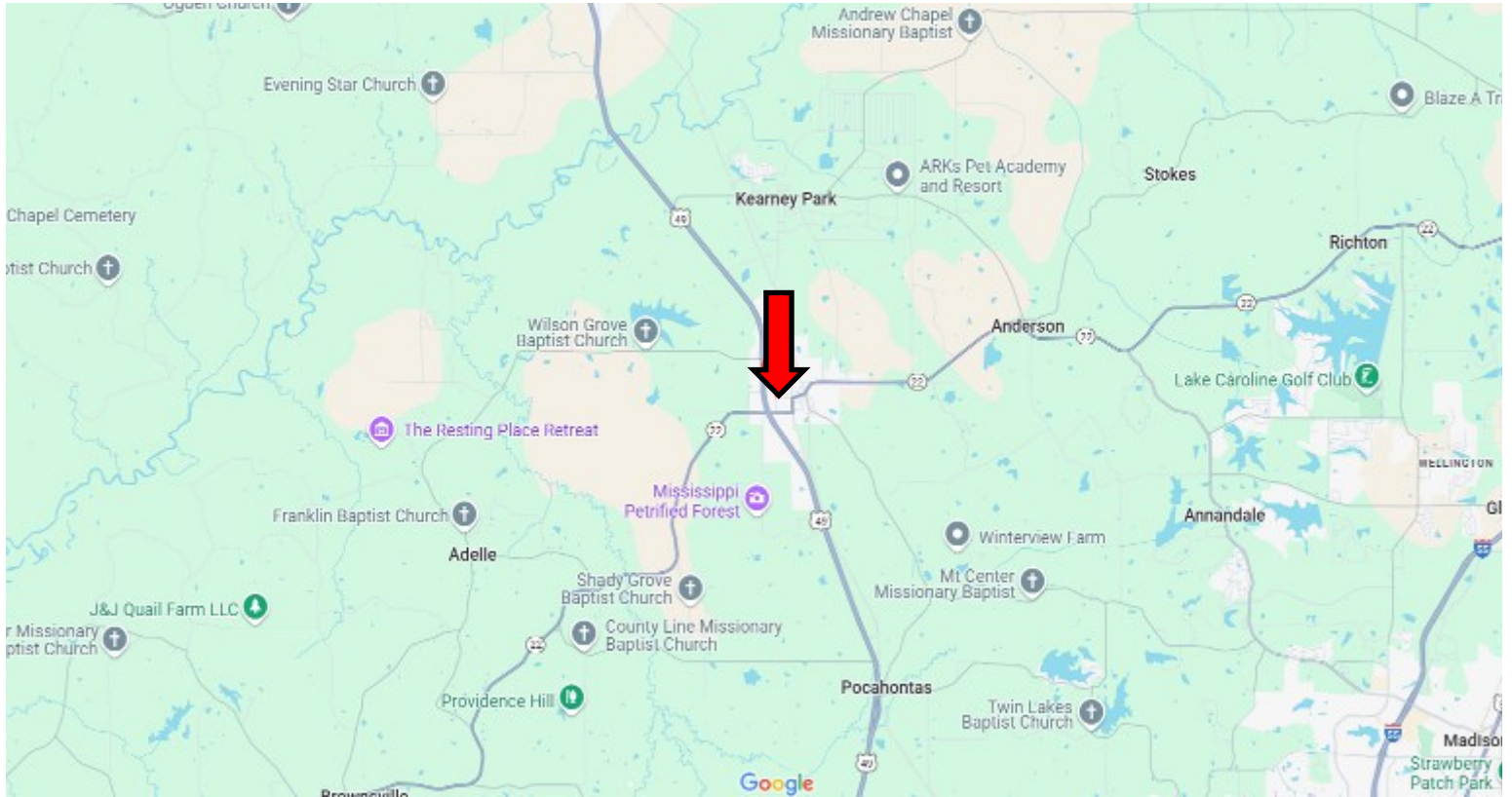
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Directional Map



DIRECTIONS FROM THE INTERSECTION OF HWY 49 & HWY 22 IN FLORA, MS:
Head Northwest on US 49 N for 36 feet. Turn right onto Peach Street. In 0.1 miles turn left onto SW Fourth Street, the destination will be on your left.

[GOOGLE MAP LINK](#)

114 SWFourth Street, Flora, MS 39071



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