



**BLUE
LEVEE**

BOLIVAR COUNTY COMMERCIAL OPPORTUNITY

\$175,000



1310 Main Street, Rosedale, MS 38769

Located at Robert Johnson's Crossroads in world-famous Rosedale, Mississippi, this 2,691+/- SF Bolivar County commercial building offers an incredible opportunity for a restaurant, juke joint, or event space. Currently operating as the Blue Levee Restaurant, the property also includes an additional available unit. Situated at the high-traffic intersection of HWY 1, HWY 8, and State Park Road, this 0.76+/- acre lot features excellent visibility. The land is 16th Section property with a renewable lease, and the improvements are being sold also. Don't miss this investment opportunity in the heart of Rosedale—call Tracey Bell or Charlie Heinsz today for more details!



TRACEY BELL
MANAGING BROKER

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CHARLIE HEINSZ
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Information is believed to be accurate but not guaranteed.





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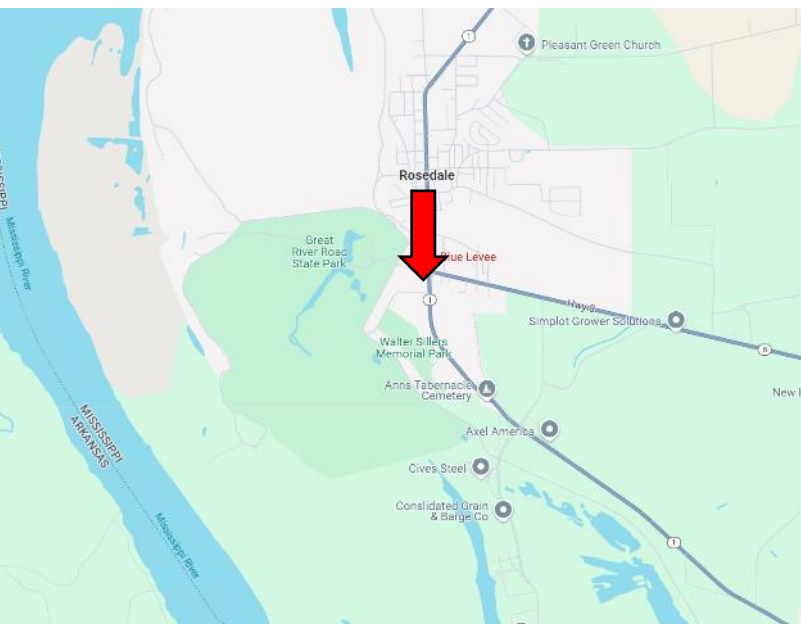
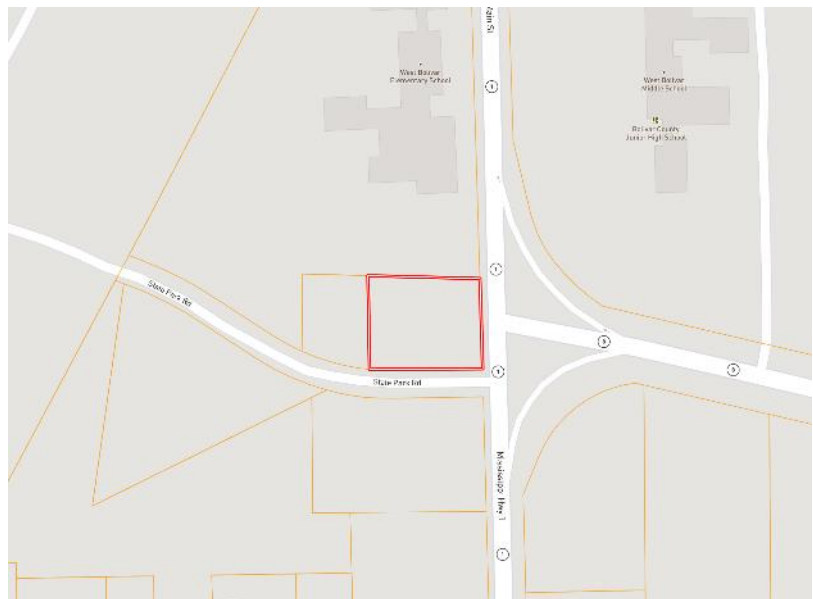
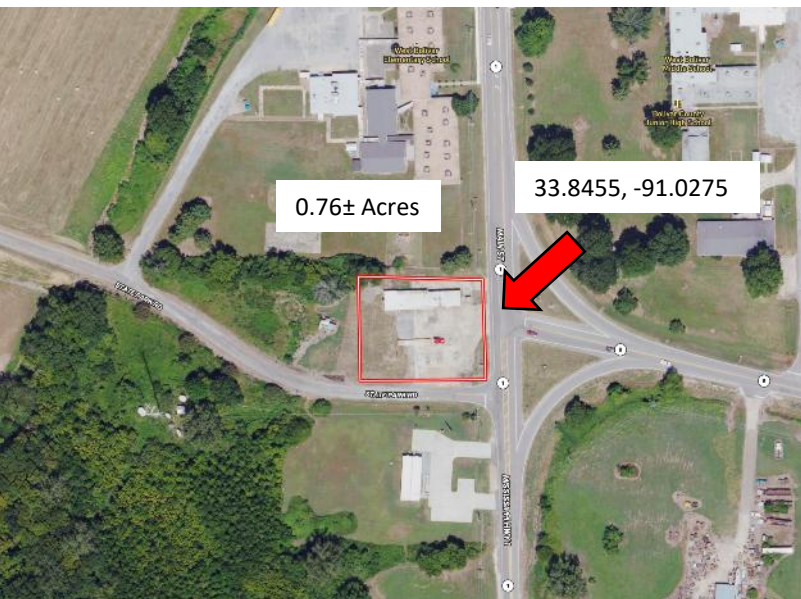
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Directions from Hwy 8 & Hwy 61 in Cleveland, MS:

Travel west on Hwy 8 for 19.5 miles. Turn right onto Main Street. After 39 feet, the property will be on the left.

[Click for Google Maps.](#)



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