

INVESTMENT OPPORTUNITY—14 UNITS ACROSS 7 DUPLEXES 4.30± ACRES IN WASHINGTON COUNTY, MS



412 E Hays Street, Hollandale, MS 38701

\$675,000



**BRUCE
WEST**

ALC®, ASSOCIATE BROKER
ACCREDITED LAND CONSULTANT

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Information is believed to be accurate but not guaranteed.





This 4.30± acre Washington County property offers a strong income-producing asset with potential for expansion. Currently consisting of seven duplexes (14 total units), each unit features:

- **3 Bedrooms/2 Bathrooms**
- **Open-concept living area and kitchen**
- **Oven and refrigerator included**
- **Dedicated laundry room in each unit**

With just one vacancy, there's potential for 100% occupancy. The property is eligible for Section 8, making it even more attractive to a wide tenant pool.

This property in Hollandale is a great investment opportunity with tons of income potential! Located on 4.30± acres in Washington County, MS, the property includes seven duplexes totaling 14 units. Each unit has three bedrooms, two bathrooms, an open-concept living area, and a kitchen, and comes with an oven, refrigerator, and a laundry room for your washer and dryer. Only one unit is currently vacant, so there's strong potential for full occupancy. There's also plenty of space to add more units if you're looking to grow your investment. Section 8 is available, and rent rolls can be provided upon request. Call Bruce to schedule your tour today!

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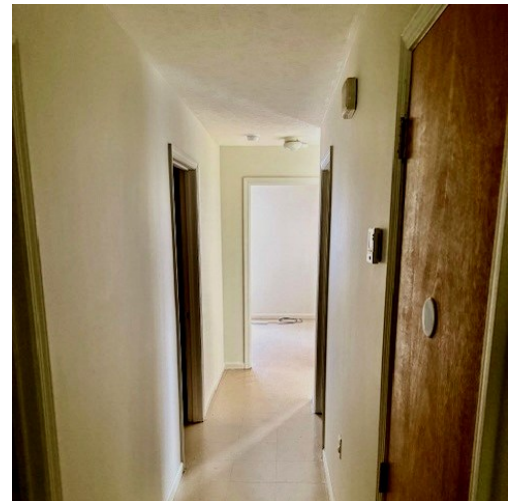
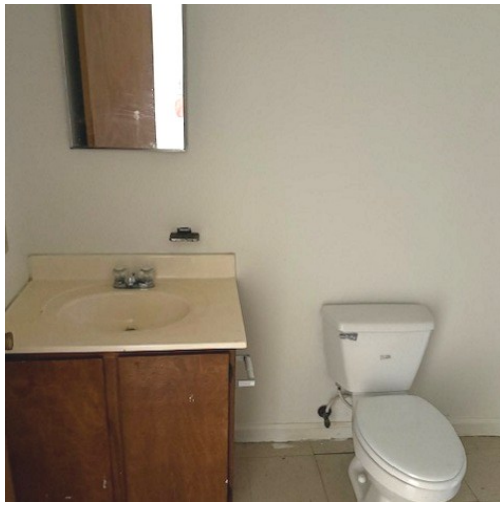
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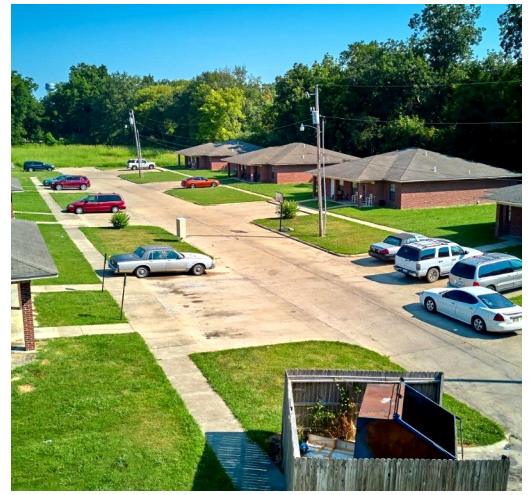
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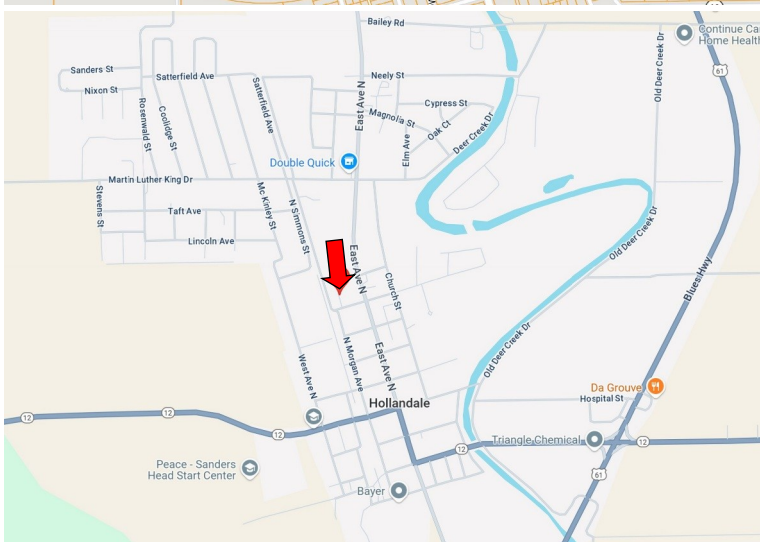
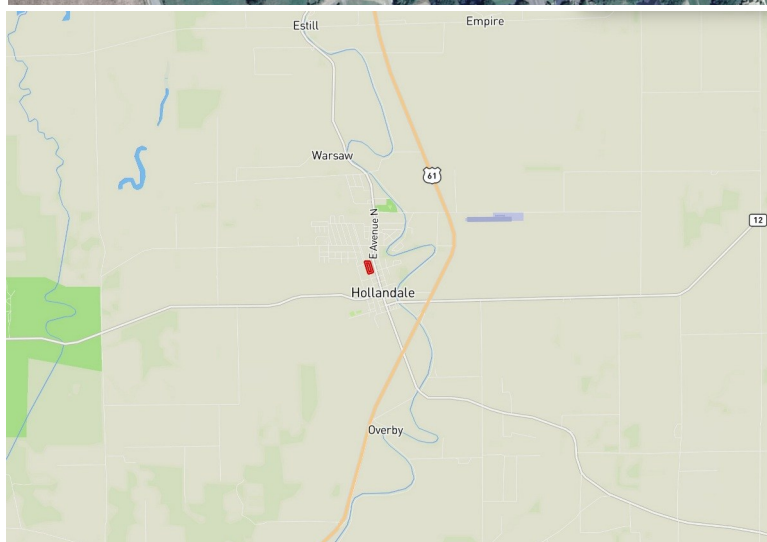
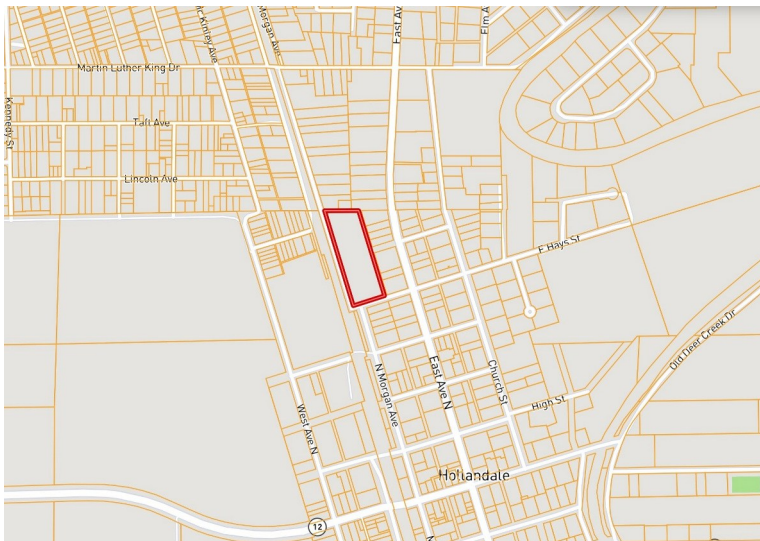


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MAPS



[CLICK HERE FOR THE INTERACTIVE MAP LINK](#)



Directions from the intersection of Hwy 12 and Hwy 61 in Hollandale, MS: Travel southwest on Hwy 12 for 0.6 miles. Turn right onto East Ave. and travel 0.5 miles. Turn left onto E Hays Street. After 351 feet, the property will be on your right.

[412 E Hays Street, Hollandale, MS 38701—Click for Google Map Link](#)



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