

Investment Opportunity

Washington County, MS

412 E Hays Street, Hollandale, MS 38701

\$575,000



Expect More. Get More.

**BRUCE
WEST**

MANAGING BROKER, ALC®

Office: 662.441.2500

Cell: 662.873.3007

Bruce@TomSmithLand.com

**A Real Estate Expert
You Can Trust!**



TomSmithLandandHomes.com

Office: 601.898.2772

Property Information

Location:

- 412 E Hays Street,
Hollandale, MS 38701

Property Use:

- Investment Opportunity
- Income-Producing

Coordinates:

- 33.17340, -90.85690

Property Highlights

- 4.3± Acres
- 7 Duplexes (14 Total Units)
- Eligible for Section 8

Each Unit Features:

- 3 Bedrooms, 2 Bathrooms
- Open Concept Living Area & Kitchen
- Oven & Refrigerator Included
- Dedicated Laundry Room in Each Unit

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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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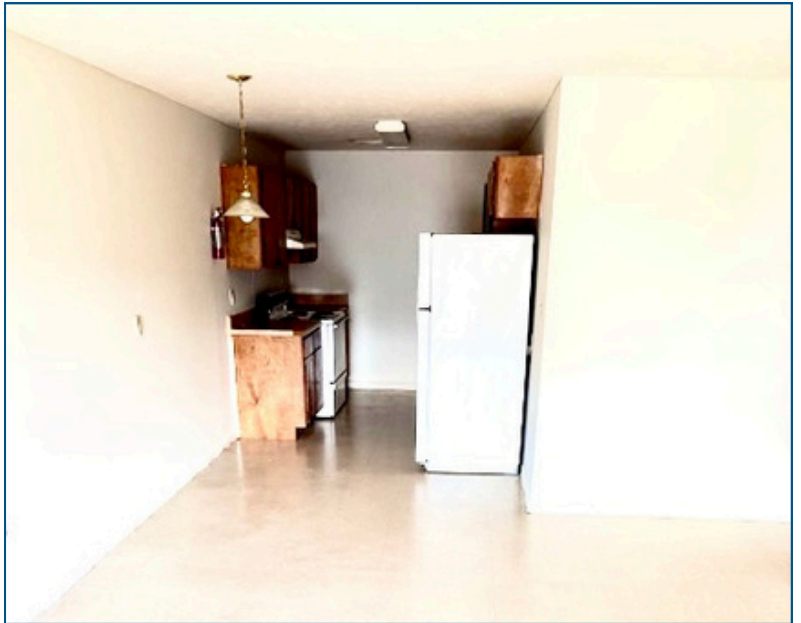
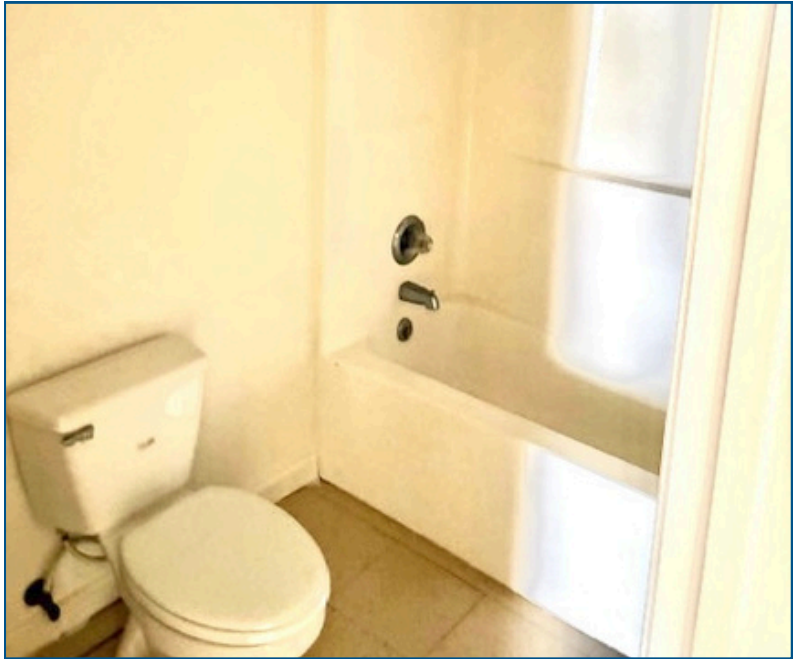
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Aerial Map

[VIEW INTERACTIVE MAP](#)



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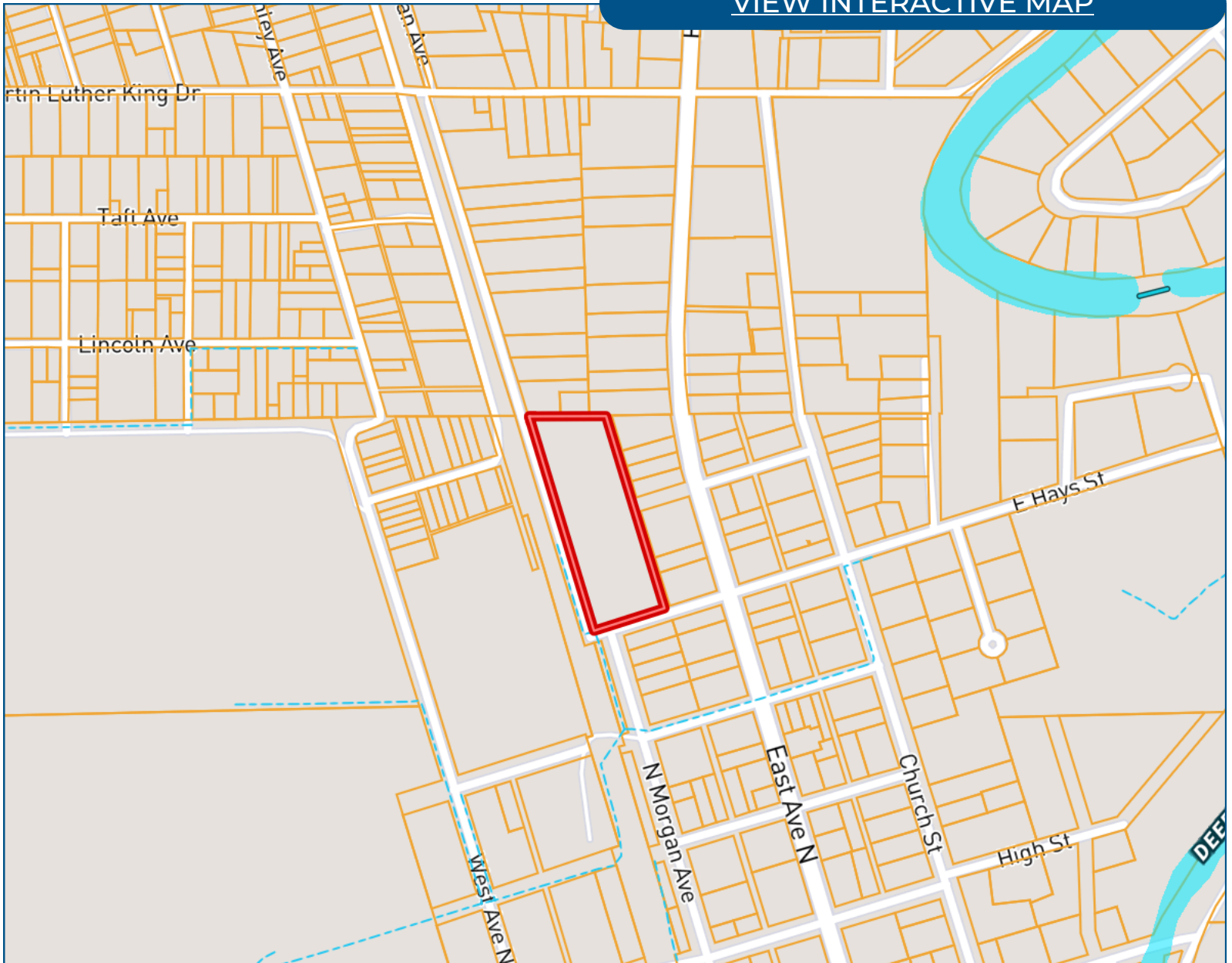
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Ownership Map

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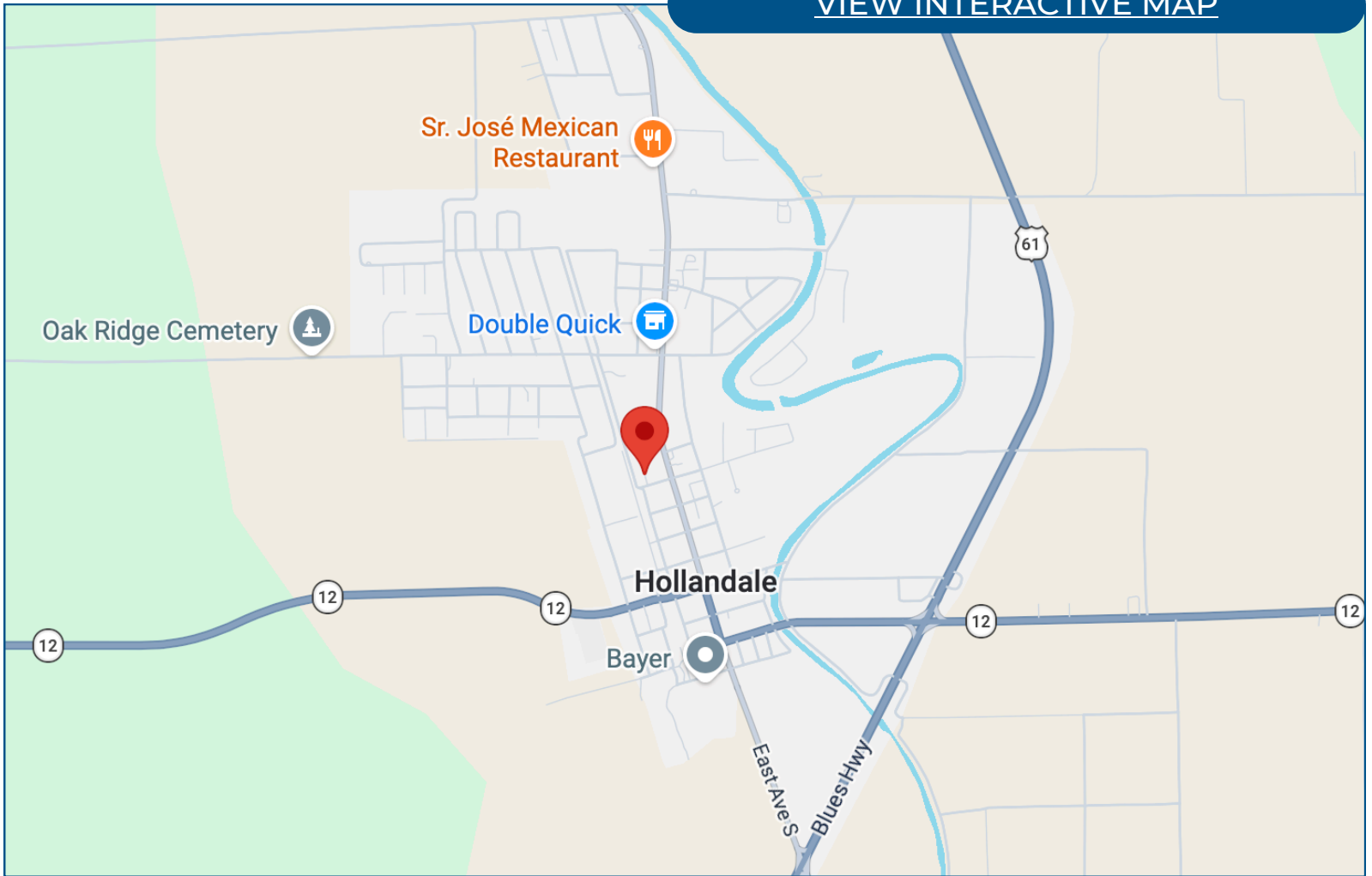
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Directional Map

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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.

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