

INVESTMENT OPPORTUNITY

2BD/1 BA + 1BD/1BA

1109 N. Yale St, Cleveland, MS 38732



Great investment opportunity near Delta State University in Cleveland, MS! This property includes a 2 bed, 1 bath home that's currently leased, plus an attached 1 bed, 1 bath apartment that's vacant and ready to rent. The apartment features a private entrance, living area, kitchenette, washer/dryer, and access to a storage shed and gas grill. The property has frontage on two streets and is located in a quiet neighborhood near a small park. It offers flexible options—live in one unit and rent the other, or lease both for solid rental income. The current tenant can stay or move depending on the buyer's needs. Give Dale or Bruce a call today to schedule a showing.



DALE WILDS
REALTOR®

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Dale@TomSmithLand.com



Expect More. Get More.

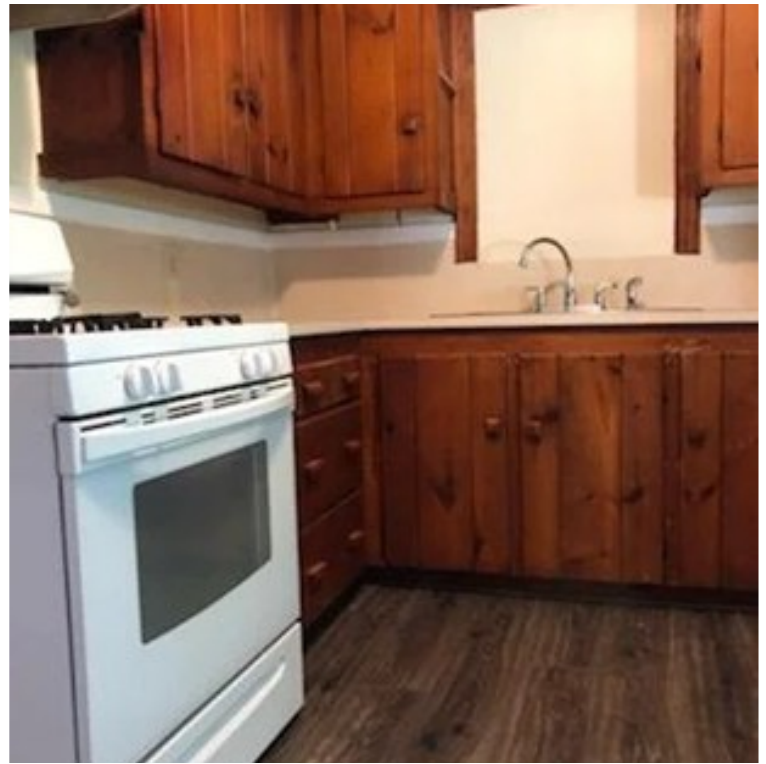


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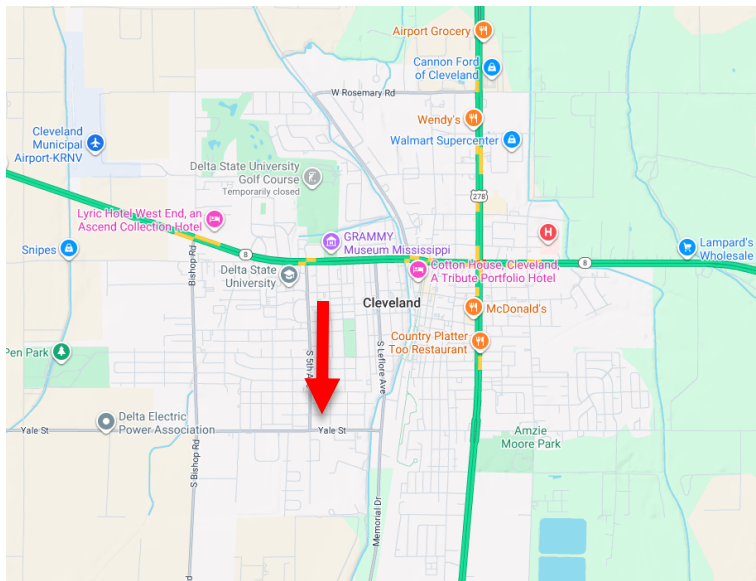
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MAPS



Address:

1109 N. Yale St, Cleveland MS, 38732

[CLICK HERE FOR MAP LINK](#)

Directions from US 61 & MS-8:

Travel west on MS-8 for 1.0 mile. Turn left onto N 5th Ave for 0.9 miles. Turn right onto Harvard St for 0.1 miles. Turn left at the 1st cross street onto 6th Ave for 299 feet. Turn right onto N Yale St. After 500 feet, the house will be on the left.

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

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