

Prime Investment Opportunity

Bolivar County

233 North Street, Cleveland, MS 38732

\$199,000



**Tom
Smith
LAND AND
HOMES**
Expect More. Get More.

Property Information

Location:

- 233 North Street
Cleveland, MS 38732

Coordinates:

- 33.7446, -90.71645

Property Use:

- Investment Opportunity
- Retail
- Office

Property Highlights

- 0.13± Acres
- 1,746± Sq Ft
- Two Separate Units Under One Roof
- New Central A/C Unit
- Updated Water Heaters
- Updated Flooring & Exterior Paint



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



Commercial Property

Located in Cleveland, MS, this 1,746± sq. ft. mixed-use commercial property offers a prime investment opportunity in a vibrant college town filled with year-round festivals and events. Featuring two separate units under one roof, the building is 100% occupied with reliable tenants on Triple Net Leases, ensuring steady income. Positioned just off Highway 61 near the central downtown area, the property benefits from high visibility and strong traffic counts. Recently upgraded and well-cared-for, the property features a new central A/C unit, updated water heaters, bathroom, flooring, and fresh exterior paint. This property delivers excellent ROI potential for investors.



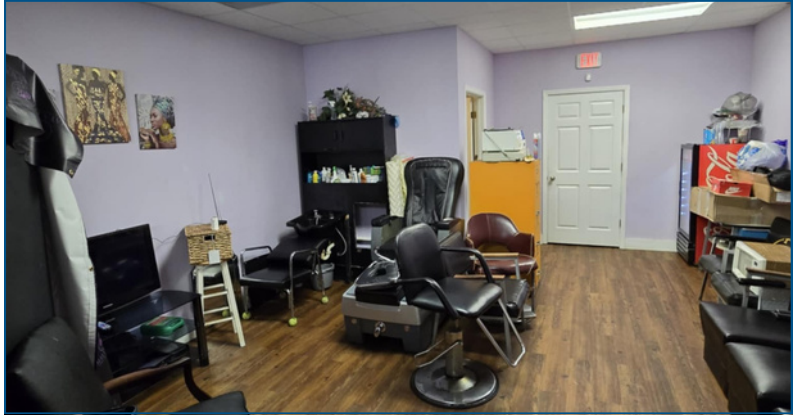
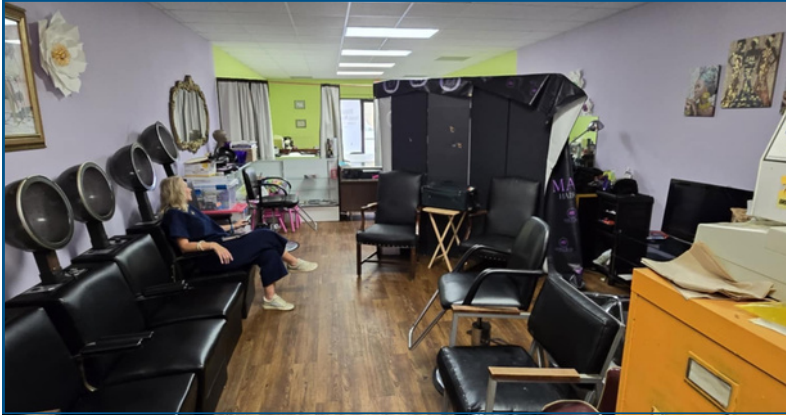
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Commercial Property



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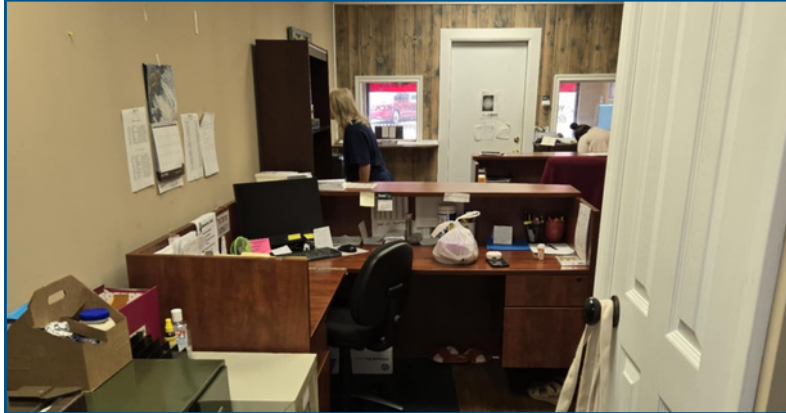
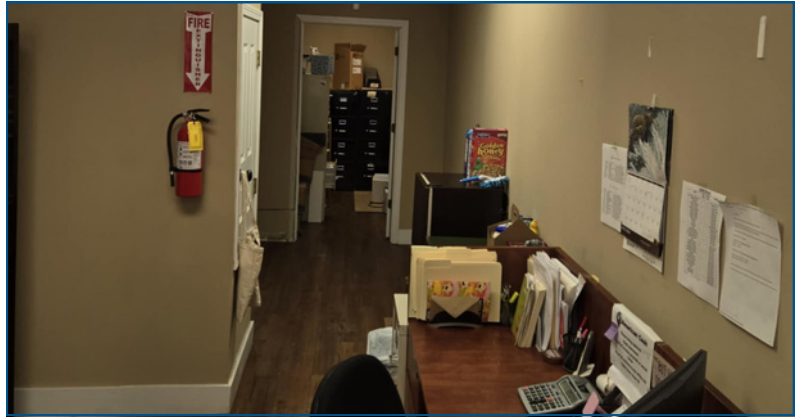
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Commercial Property



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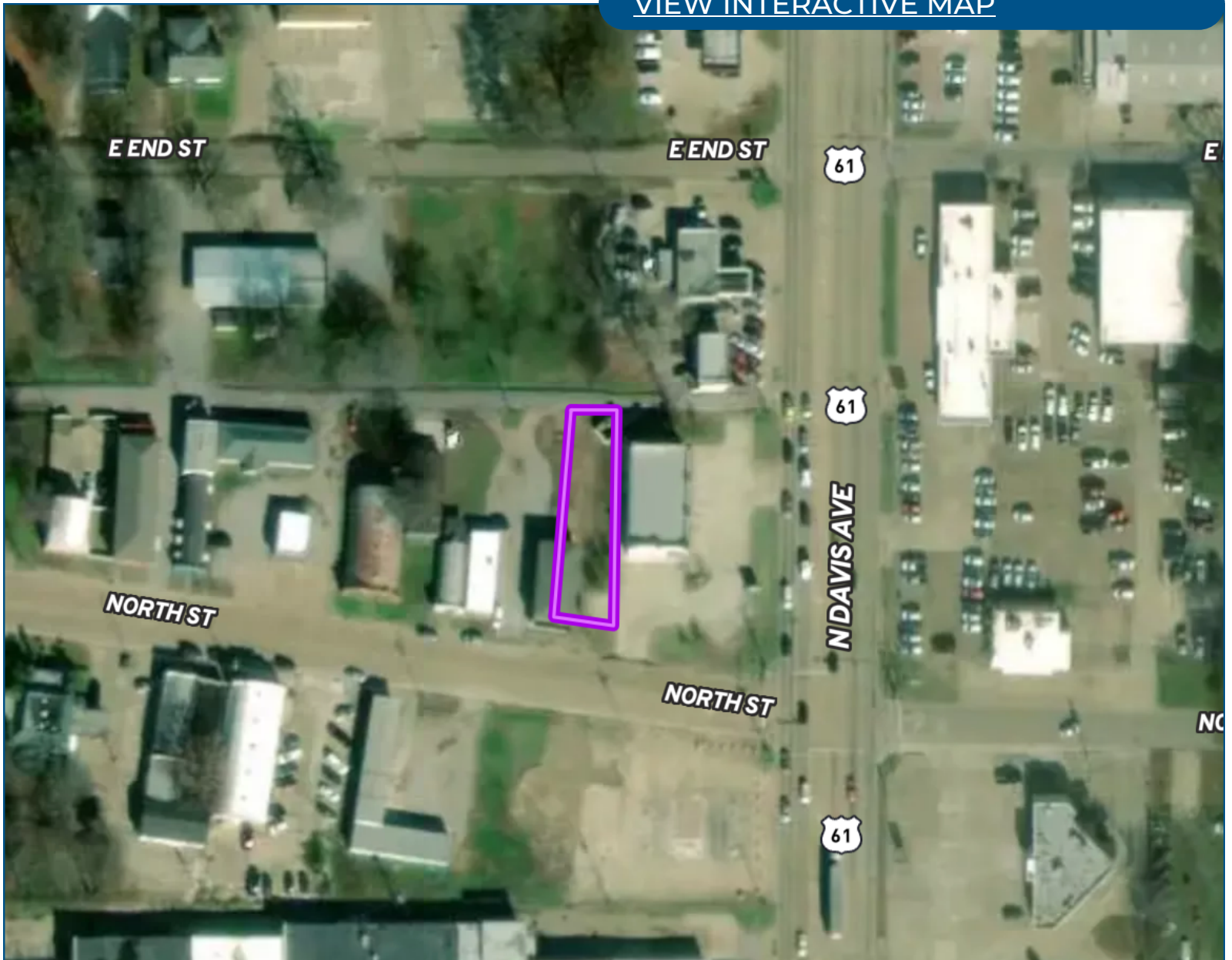
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Aerial Map

[VIEW INTERACTIVE MAP](#)



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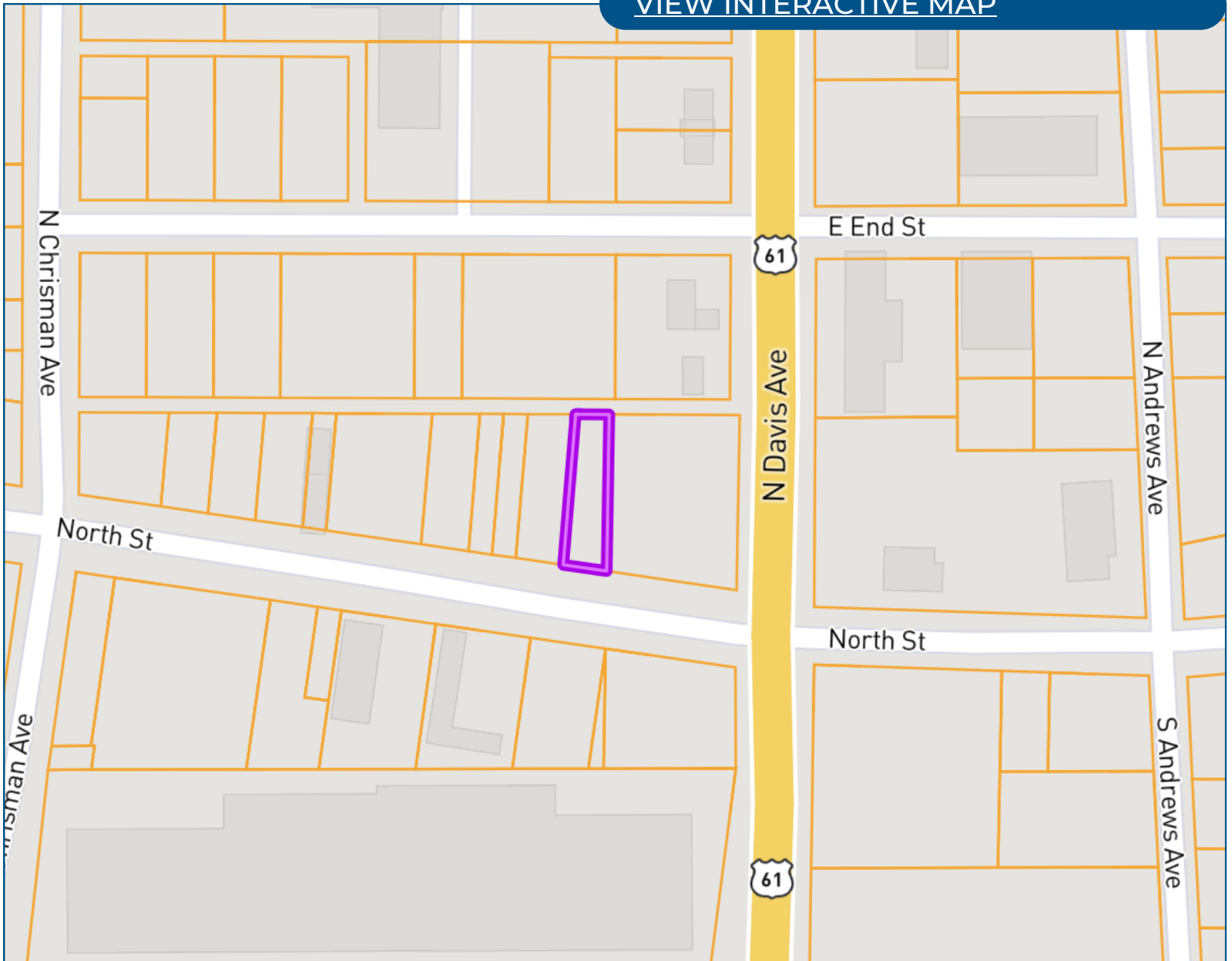
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Ownership Map

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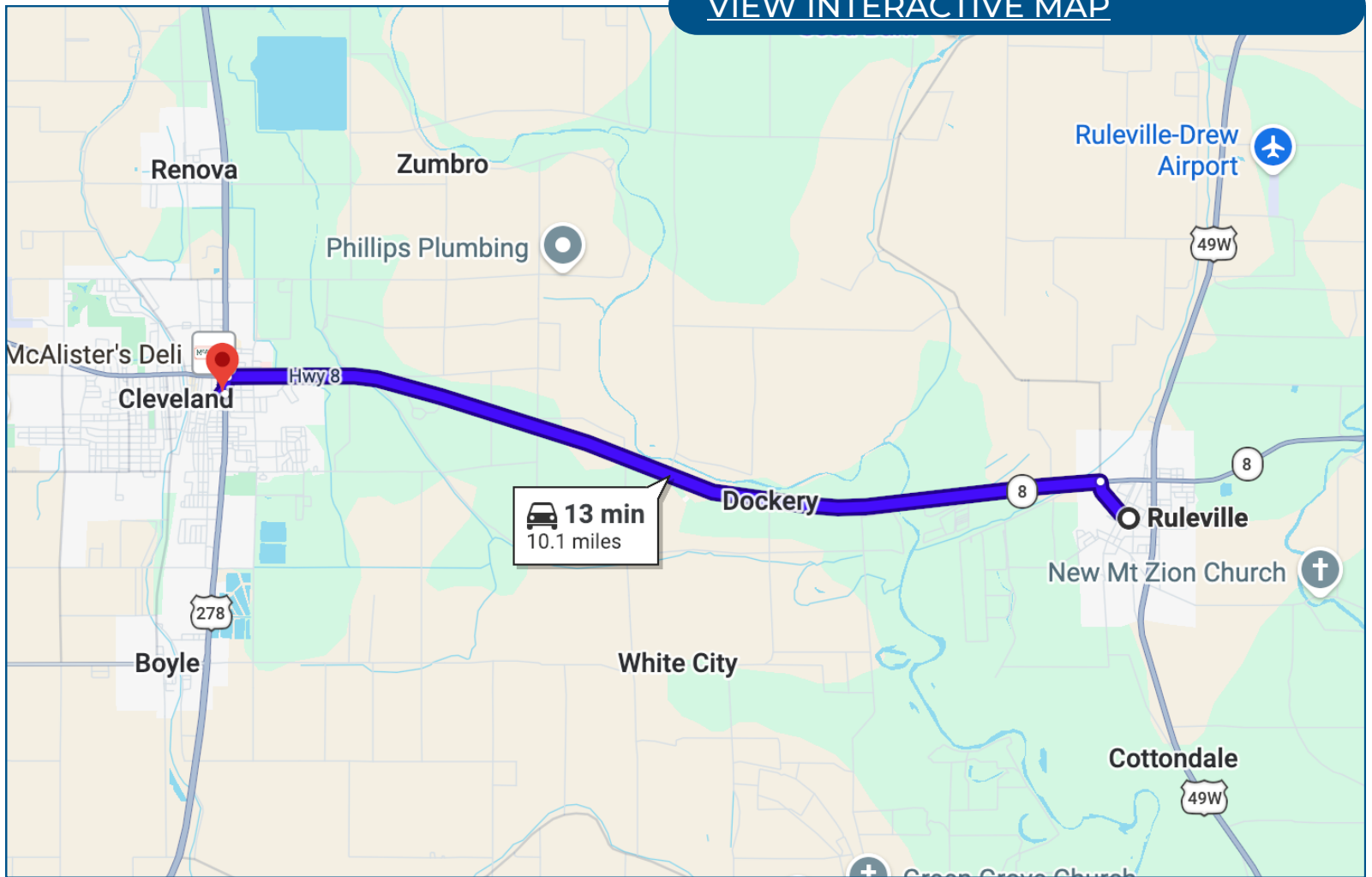
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Directional Map

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Directions from Ruleville, MS:

Head toward N Ruby Ave for 0.5 miles. Turn left onto MS-8/Quiver St for 9.4 miles. Turn left onto N Davis Ave for 0.2 miles, then in 197 feet turn right. The destination will be on your left.

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