

314 S. Leflore Ave., Cleveland, MS 38732  
\$169,000



## INVESTMENT OPPORTUNITY 5-Unit Residential Property



ABBY  
**ABERNATHY**  
REALTOR®

Office: 662.441.2500

Cell: 940.781.3137

Abby@TomSmithLand.com



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**314 S. Leflore Avenue in Cleveland** offers excellent investment potential in Bolivar County, MS, as it includes 5 residential units. The front home has two units- one is a 2-bedroom, 1.5-bathroom, and the back unit is a 1-bedroom, 1-bathroom. The 814+/- SF rear building is a duplex with 1 bedroom and 1 bathroom in each unit. Additionally, there is 522+/- SF house that also has 1 bedroom and 1 bathroom. Each unit is equipped with a kitchen. There is access from the alley for convenient ingress/egress and parking for occupants of the rear buildings. Call to schedule your private showing or for additional details! If you are ready to invest in a 5-door rental property, call Abby Abernathy to schedule your showing!



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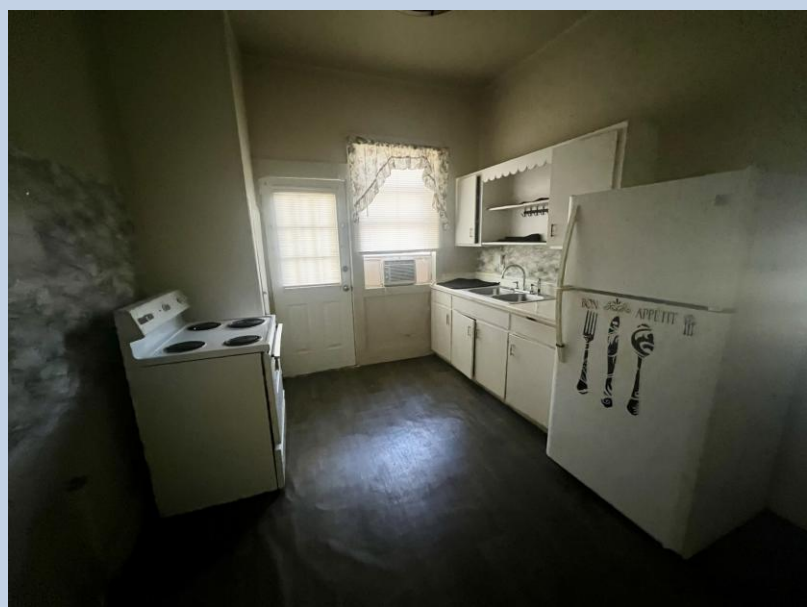
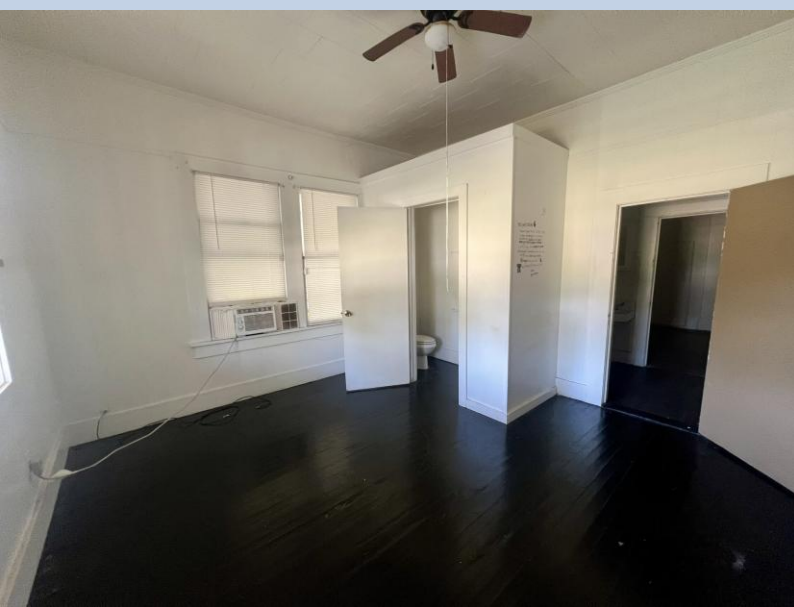
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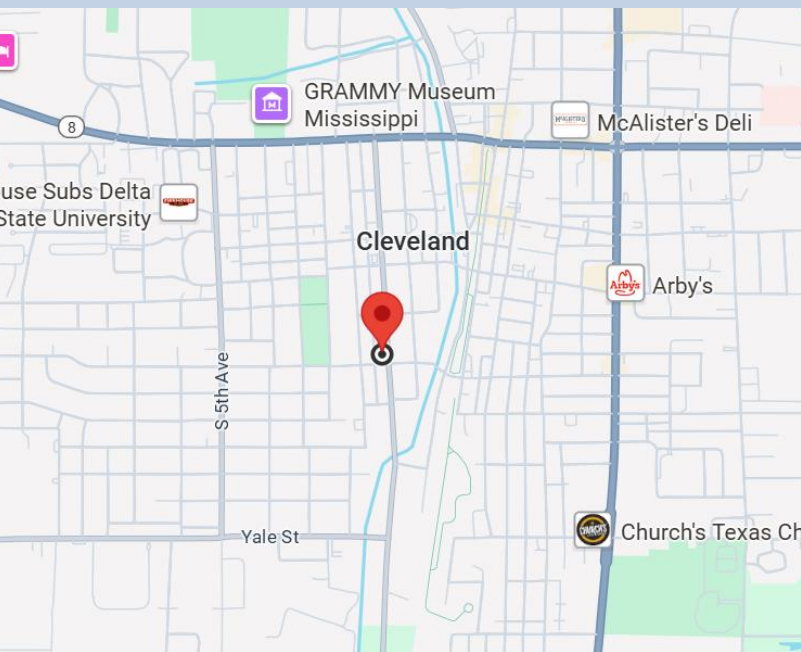
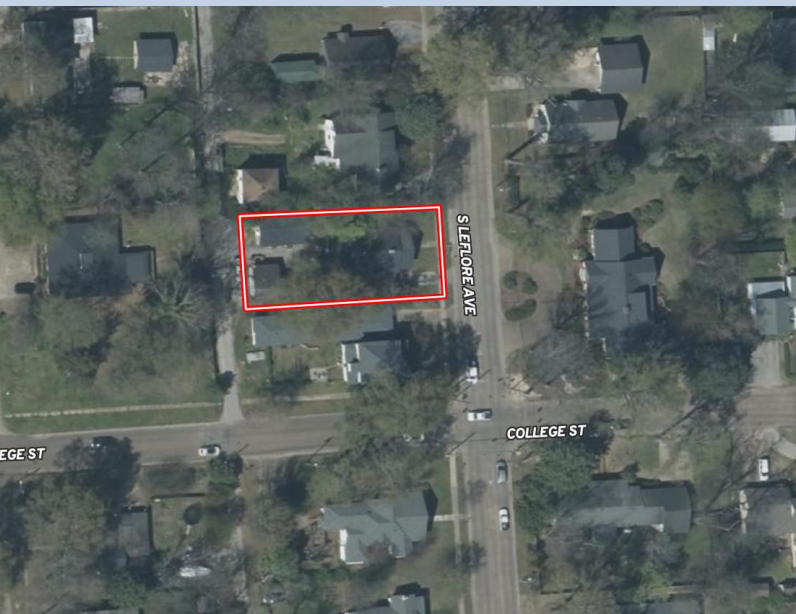
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## **Directions from the Intersection of HWY 8 and HWY 61 in Cleveland:**

Travel west on HWY 8 for 0.6 miles. Turn left onto N. Leflore Ave., and the home will be on the right in 0.5 miles.

**Address:** 314 S. Leflore Avenue, Cleveland, MS 38732

**[Click for Google Maps](#)**



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