Commercial Property

Bolivar County

401 N Chrisman Avenue, Cleveland, MS 38732

$249,000



Tom Smith Land and Homes

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ANTHONY STEEN
ALC®, REALTOR®
Office: 662.441.2500
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Anthony@TomSmithLand.com

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2011-2026 BEST BROKERAGES

Property Information

Location:

- 2 Minutes to Downtown Cleveland, MS (.4 Miles)

Property Use:

- Commercial

Coordinates:

- 33.74935, -90.71860

Property Highlights

- Combined $2,550/Month of rental income
- 3,750± SqFt
- 9 Offices
- 3 Restrooms
- Storage closets
- Storage shed with roll-up door
- Fenced-in rear area with a large shed



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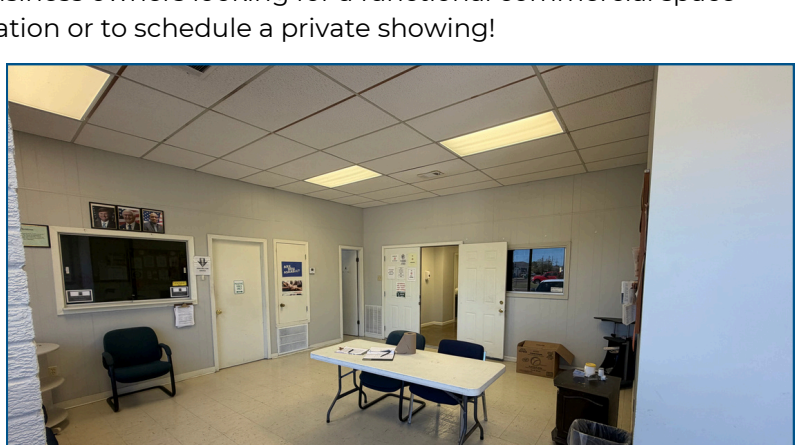
LandReport 2011-2026 America's Best Brokerages

Information is believed to be accurate but not guaranteed.

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Are you looking for the perfect location to operate your business or an income-producing property to add to your investment portfolio? This versatile commercial property offers approximately 3,750± square feet of space, multiple offices, ample storage, and a fenced-in exterior. The building is divided into two separate sections, both currently generating rental income. The south side is rented for $1,550 per month and features seven office spaces, two bathrooms, a meeting room, a waiting area, and a storage room. The north side is rented for $1,000 per month and includes two office spaces, one bathroom, a storage room, and a spacious shop connected to the rear of the building. The shop features a large roll-up door, providing convenient access and additional storage or workspace. Outside, the property offers ample parking along the front and side of the building. The fenced-in rear area includes a large shed, additional storage units, and plenty of open space for equipment, materials, or other storage needs. With a combined rental income of $2,550 per month, this property presents an excellent opportunity for investors or business owners looking for a functional commercial space with income-producing potential. Call today for more information or to schedule a private showing!







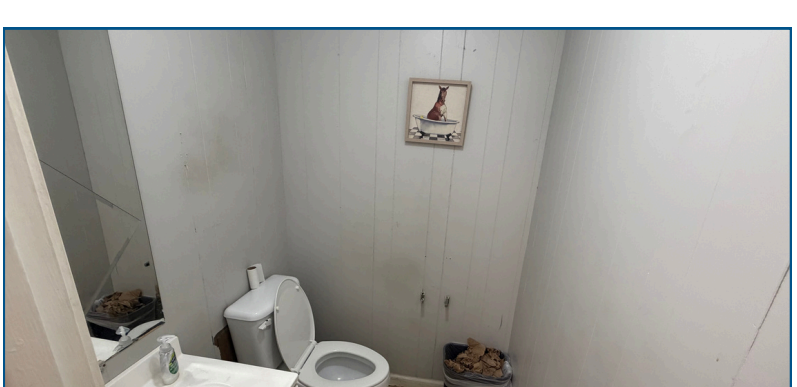


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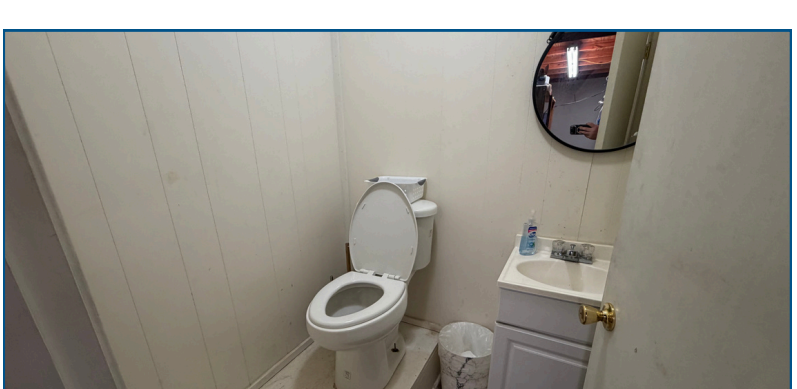


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Aerial Map

VIEW INTERACTIVE MAP



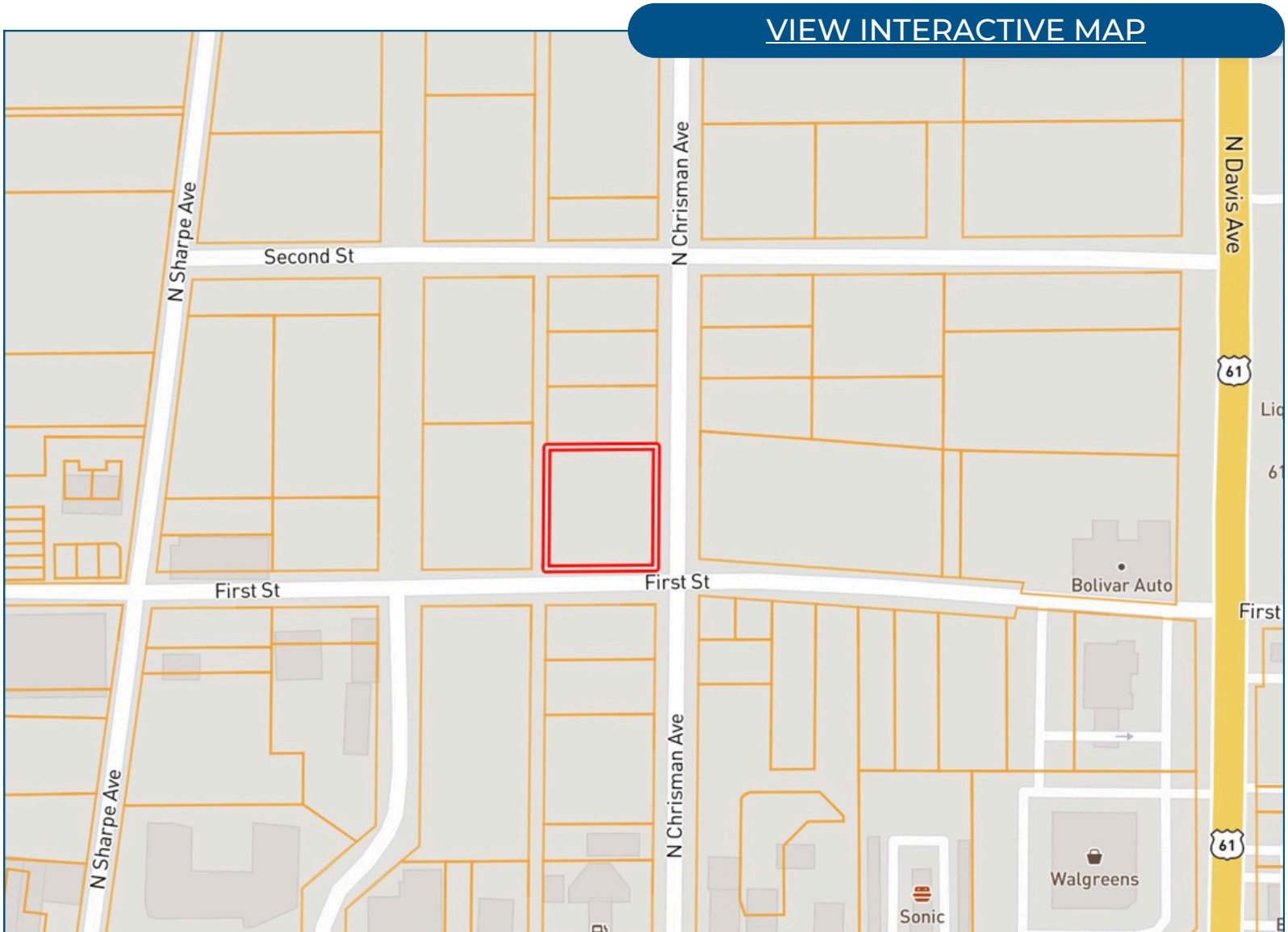
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Ownership Map

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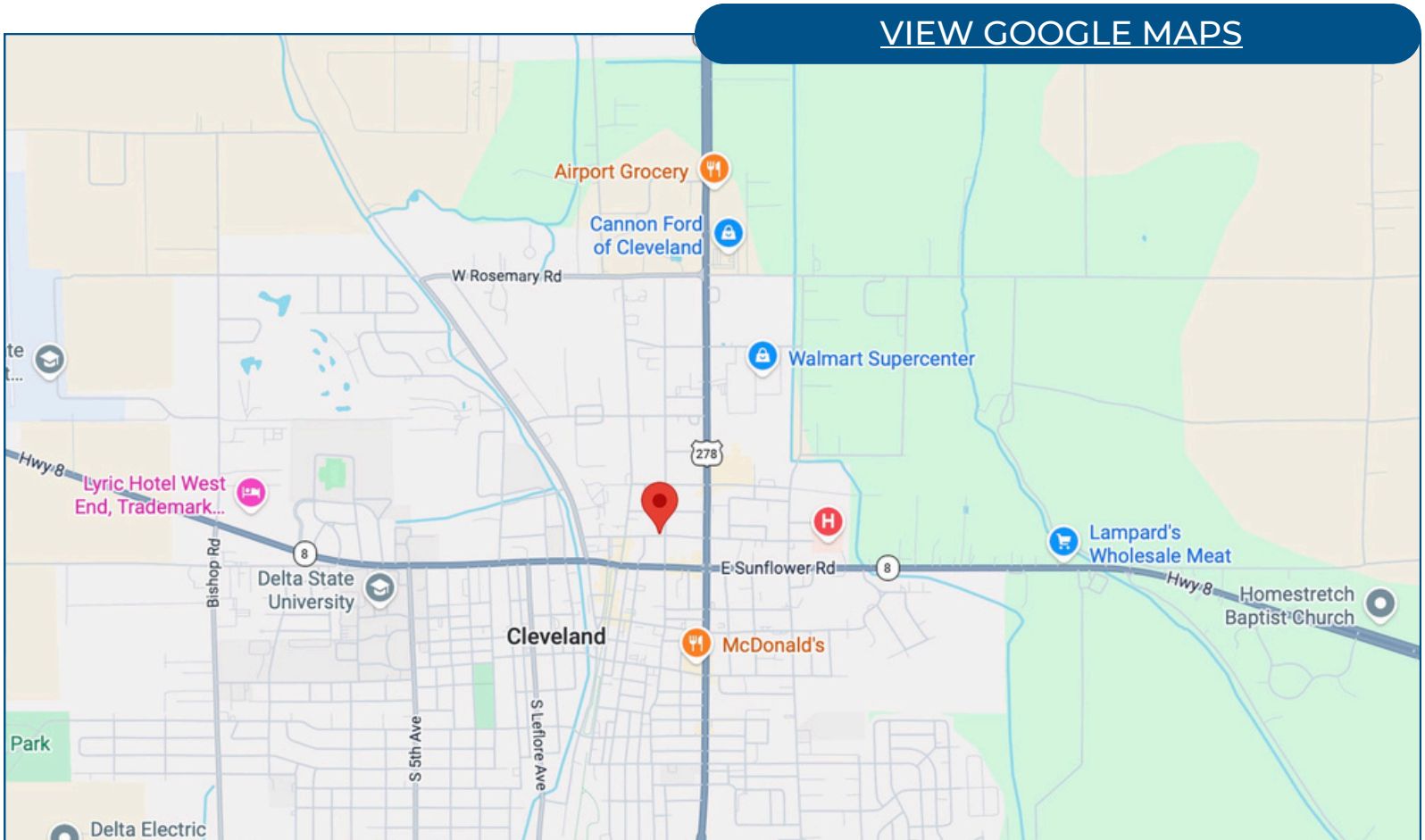
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Directional Map

VIEW GOOGLE MAPS



Directions from US-61 & MS-8

Travel West on Highway 8 for .1 Miles. Next, take a right onto N Chrisman Avenue. After .1 Miles the property will be on the left.

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Listing Agent



Anthony Steen

ALC, Realtor & Land Specialist

Anthony was born in Bolivar County, but his family moved shortly after to Clarksdale, MS. He spent his primary educational and athletic years attending and playing sports at Lee Academy. As a child, he played baseball, football, basketball, soccer and even threw shot put and disc for track. After graduating in 2009, Anthony continued his education and athletic career for the next five years at the University of Alabama on a football scholarship. He majored in Health Environmental Science and completed his bachelor's degree and was a part of two SEC Championship and three National Championship teams with the Crimson Tide. After college, Anthony played for the Arizona Cardinals and the Miami Dolphins in the National Football League for 4 years until he decided to retire and come back to the Mississippi Delta where he grew up.

Growing up, Anthony was an avid hunter and fisherman who loved spending time helping his grandfather on the farm growing cotton and soybeans. His father and grandfather helped instill the importance of and a love for taking care of the land and wildlife around him. He enjoys all types of hunting from deer, duck, and turkey, to hogs, frogs, and pheasant. After retiring from the NFL, Anthony knew he wanted to come back home to the land he loved so much as a child.

Anthony currently resides in Tallahatchie County where he farmed soybeans with his family for a few years. After much deliberation and praying, Anthony knew it was time to start a new career path. He was certain he wanted to find a way to share his passion for the outdoors with others while staying true to his country roots. As a college athlete, Anthony learned hard work, dedication, discipline, trust, and how to work with others. These traits along with Anthony's personality, honesty, and knowledge of the land make him the perfect agent for you.

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