

INVESTMENT OPPORTUNITY

**4076 HWY 8
Cleveland, MS**

\$1,100,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

Office 769-888-2522

Property Profile

4.82± Acres with Rental Units in Cleveland

Location:

- Bolivar County, MS
- 4076 HWY 8 Cleveland, MS
- Approximately .9 miles East from the HWY 8 & 61 Intersection

Coordinates:

- 33.747636, -90.700436

Property Information:

- 4.82± Acre Property with 3± Acres of Buildable Lots
- Three 1,040± Square Foot Rental Houses Built in 2021-2022.
- Houses are 3 Bed/2 Bath with Laundry Room
- One 4,000± Square Foot Fourplex Built in 2022
- Units in the Fourplex are 2 Bed/1 Bath with Laundry Room
- 7 Units Total
- City Water and Sewer
- \$6,060 Monthly Rental Income

Property Use:

- Rental Income
- Investment

Tax Information: 2022

- Parcel #: 33156460000700 \$666.10
- Parcel #: 33156460000701 \$2,683.24
- Parcel #: 33156460000702 \$1,535.30



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BILLY CARPENTER

LAND SPECIALIST

C: 662-820-2007

O: 662-846-1425

billy@smalltownproperties.com

701 W. Sunflower Rd - Cleveland, MS 38732

smalltownproperties.com

Information is believed to be accurate but not guaranteed.



Are you looking for an investment opportunity in Cleveland, MS? Consider this excellent Bolivar County property featuring seven rental units on a spacious 4.82+/- acre lot. The property is located on Highway 8 approximately one mile east of Highway 61. Three of the rental units are standalone brick homes, each offering 1,040+/- square feet, three bedrooms, two baths and a laundry room. The fourplex totals roughly 4,000 square feet of living space which adds further versatility to the property. Each unit contains 1,000+/- square feet, two bedrooms, one bathroom and a laundry room.

With approximately 3 acres of buildable lot space, this property holds significant potential for expansion and development. Investors may consider constructing additional rental units or exploring other commercial or residential possibilities to maximize return. Currently, the property generates a monthly income of \$6,600, making it a lucrative asset for investors seeking steady cash flow.

Overall, this property offers a balanced blend of existing rental units and future development opportunities. To schedule a showing, contact Billy Carpenter today!

Rental Income

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	
1	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	
2	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	
3	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	
4A	\$ 900.00	\$ 900.00	\$ 900.00	\$ 900.00	\$ 900.00	\$ 900.00	\$ 900.00	\$ 900.00	\$ 900.00	\$ 900.00	\$ 900.00	\$ 900.00	
4B	\$ 900.00	\$ 900.00	\$ 900.00	\$ 900.00	\$ 900.00	\$ 900.00	\$ 900.00	\$ 900.00	\$ 900.00	\$ 900.00	\$ 900.00	\$ 900.00	
4C	\$ 900.00	\$ 900.00	\$ 900.00	\$ 900.00	\$ 900.00	\$ 900.00	\$ 900.00	\$ 900.00	\$ 900.00	\$ 900.00	\$ 900.00	\$ 900.00	
4D	\$ 900.00	\$ 900.00	\$ 900.00	\$ 900.00	\$ 900.00	\$ 900.00	\$ 900.00	\$ 900.00	\$ 900.00	\$ 900.00	\$ 900.00	\$ 900.00	Yearly Total
Totals	\$ 6,600.00	\$ 6,600.00	\$ 6,600.00	\$ 6,600.00	\$ 6,600.00	\$ 6,600.00	\$ 6,600.00	\$ 6,600.00	\$ 6,600.00	\$ 6,600.00	\$ 6,600.00	\$ 6,600.00	\$ 79,200.00




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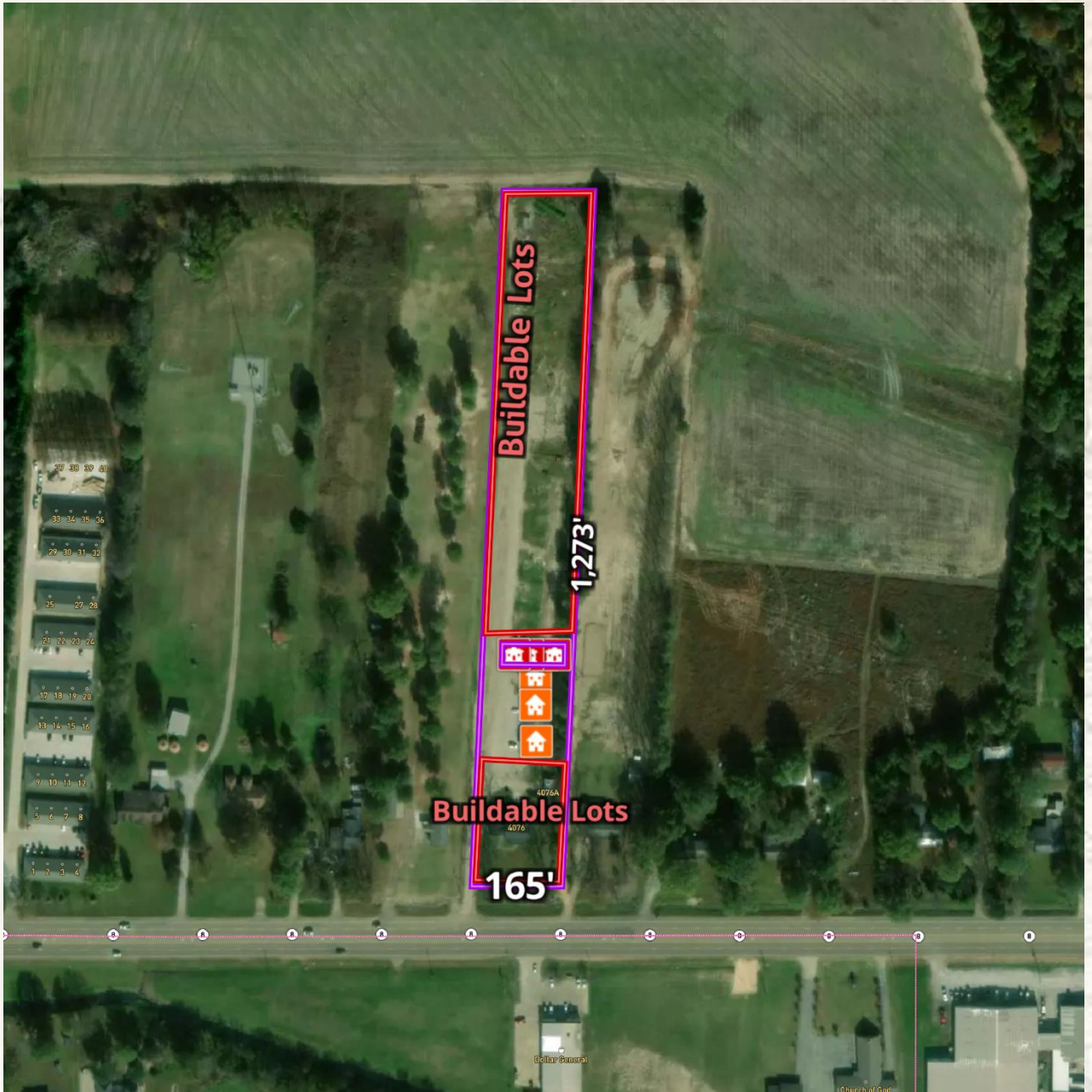
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[MapRight Link](#)



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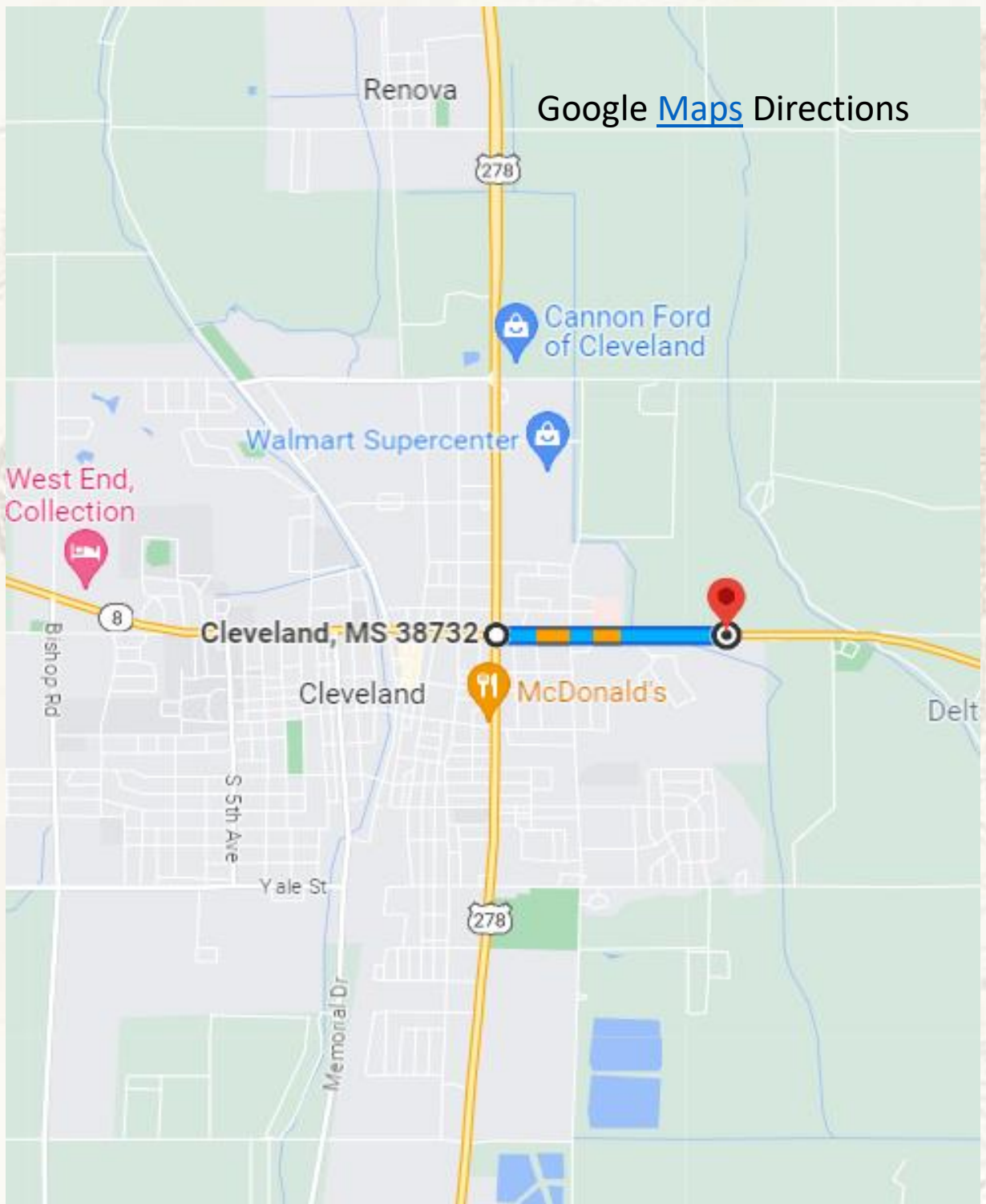
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Google [Maps](#) Directions



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