

**15,093± SQUARE FOOT
COMMERCIAL BUILDING
BOLIVAR COUNTY, MS
\$950,000**



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

OFFICE (662) 846-1425

THE BOLIVAR COMMERCIAL BUILDING

PROPERTY PROFILE

LOCATION:

- 504 N Chrisman Avenue
Cleveland, MS 38751
- Bolivar County

COORDINATES:

- 33.7464, -90.71877

TAX INFORMATION:

2024 - \$11,070.84

- Parcel #: 33-21-030-20-00100

PROPERTY USE:

- Investment
- Storage

PROPERTY INFORMATION:

- 0.68± Acre Lot
- 15,093± SqFt Commercial Building
- 8,000± SqFt Leased
Through July 2029
- 7,093± SqFt Storage Space
- 18,000± SqFt Paved Parking Area
- Offices, Breakroom,
Conference Room, File Room
- New Roof in 2024
- Remodeled in 2012



HENRY MOSCO | MANAGING BROKER
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WELCOME TO THE BOLIVAR COMMERCIAL BUILDING

IF YOU ARE A COMMERCIAL INVESTOR LOOKING TO EXPAND YOUR PORTFOLIO, CHECK OUT THIS 15,093± SQUARE FOOT COMMERCIAL BUILDING IN BOLIVAR COUNTY, MS. The building is located at 504 North Chrisman Avenue in downtown Cleveland and is occupied by the Mississippi Division of Medicaid. A new five-year lease was signed on August 1, 2024, and it expires July 31, 2029. In 2012, an 8,000± square foot portion underwent a renovation to meet the needs of the current tenant. The remaining space is currently being used as storage by the owner but could be renovated and leased to a second tenant. The paved parking lot, which offers 18,000± square feet, was recently re-striped. This offering is ideal for an investor seeking low risk, low management, and a capitalization rate of approximately 9.2%.

If you are interested in an income-producing commercial real estate property, give **Billy Carpenter** or **Henry Mosco** a call today.



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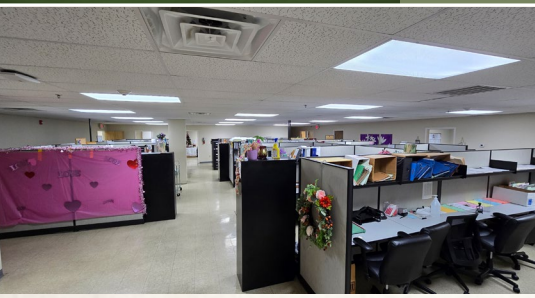
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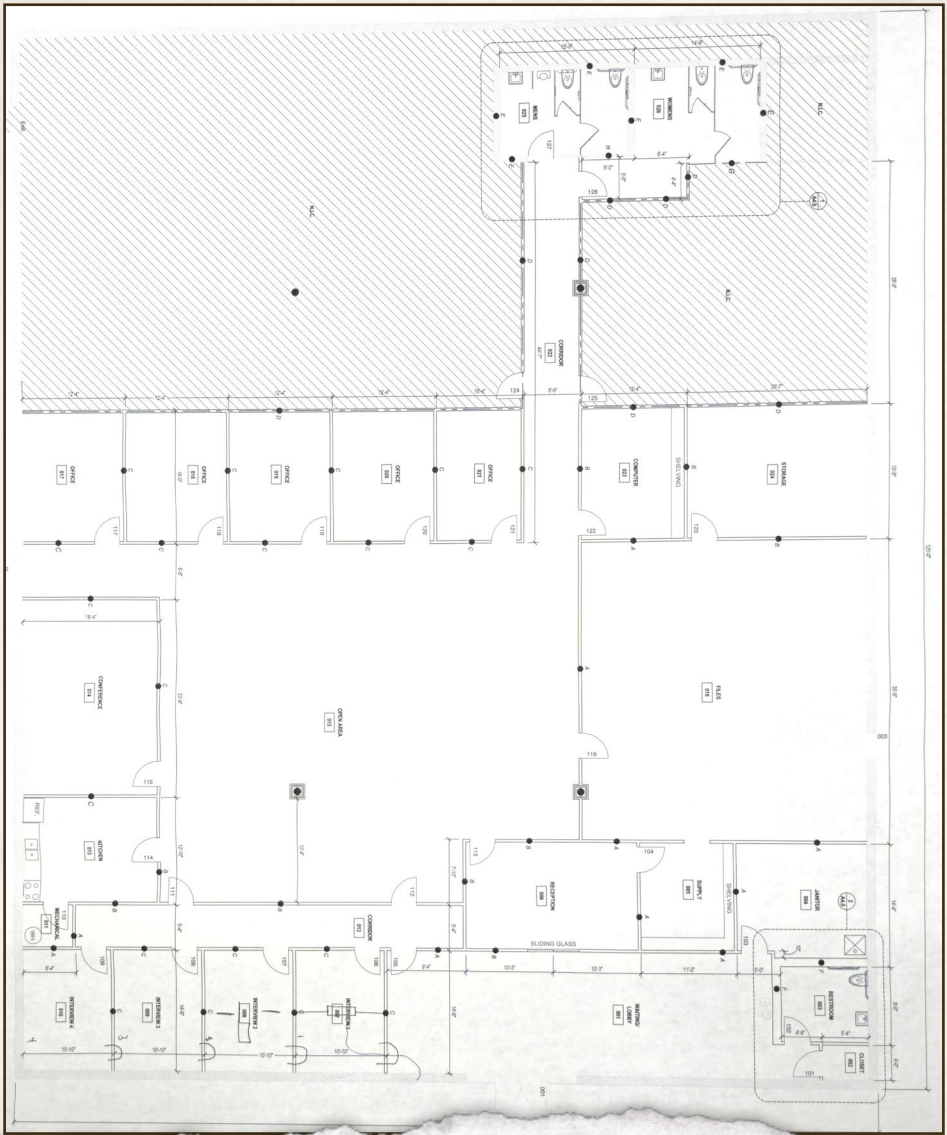
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701 W. Sunflower Rd - Cleveland, MS 38732 | O: 662-846-1425 | smalltownproperties.com Information is believed to be accurate but not guaranteed.



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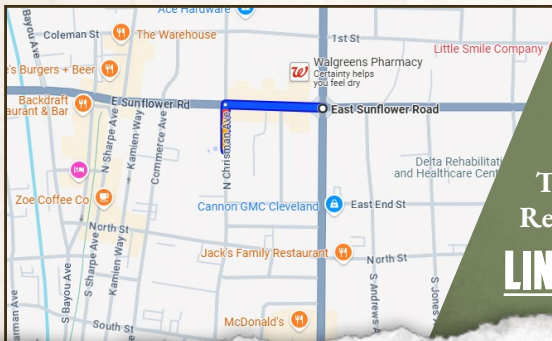
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Directions From the Intersection of Hwy 8 & Hwy 61 in Cleveland: Travel 0.2 miles west on Hwy 8 and turn left onto North Chrisman Avenue. The building will be on the right behind Renasant Bank.

LINK TO GOOGLE MAP DIRECTIONS



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