

**216 N First Avenue  
Cleveland, MS  
\$116,000**



**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE™  
Office 662-846-1425

# Property Profile

## 216 N First Avenue

### Location:

- Cleveland, MS
- Bolivar County, MS
- .3 Miles from Delta State University

### Coordinates:

- 33.746788, -90.728783

### Property Information:

- 1,156± Square Foot Home
- 2 Bedrooms/1 Bathroom
- Recently Updated
- New Roof
- New Central A/C Unit
- Fenced-In Large Backyard
- Appliances Included: Washer, Dryer, Refrigerator, Stove
- Walking Distance to Delta State, The Grammy Museum & Downtown Cleveland

### Property Use:

- Residential
- Rental Income

### Tax Information: 2023 - \$1,662.36

- Parcel #: 33-20-450-00-02400



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**BILLY CARPENTER**

LAND SPECIALIST

C: 662-820-2007

O: 662-846-1425

[billy@smalltownproperties.com](mailto:billy@smalltownproperties.com)

701 W. Sunflower Rd - Cleveland, MS 38732

[smalltownproperties.com](http://smalltownproperties.com)

Information is believed to be accurate but not guaranteed.



Welcome to 216 N First Avenue, a charming residential property located in the heart of Cleveland, MS. This 1,156± square foot two bedroom, one bathroom home is within walking distance to Delta State University making it an excellent option for students or faculty! The property has been meticulously maintained and recently updated, ensuring a turnkey living experience. Beautiful hardwood floors cover the main living area while tile is found in the kitchen and bathroom. The home offers a new roof, new air conditioning unit, fresh paint inside and outside, and a new front door. The kitchen is equipped with all the necessary appliances and they will remain with the home. One of the standout features of this residence is its fenced-in large backyard, perfect for pets, grilling or if you want to try your hand at gardening. This property presents a great opportunity for rental income with the combination of updated features and its proximity to downtown Cleveland, the Grammy Museum, shops and restaurants. Make this residence your personal home or an investment! Call Billy Carpenter to schedule a showing today and discover the unique appeal of 216 N First Avenue.



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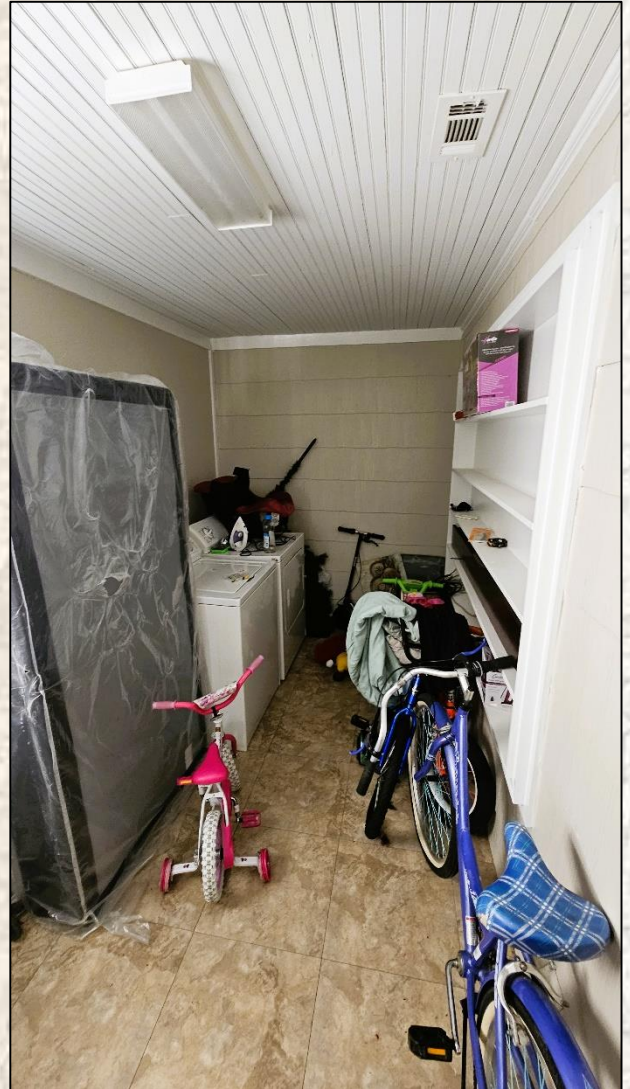
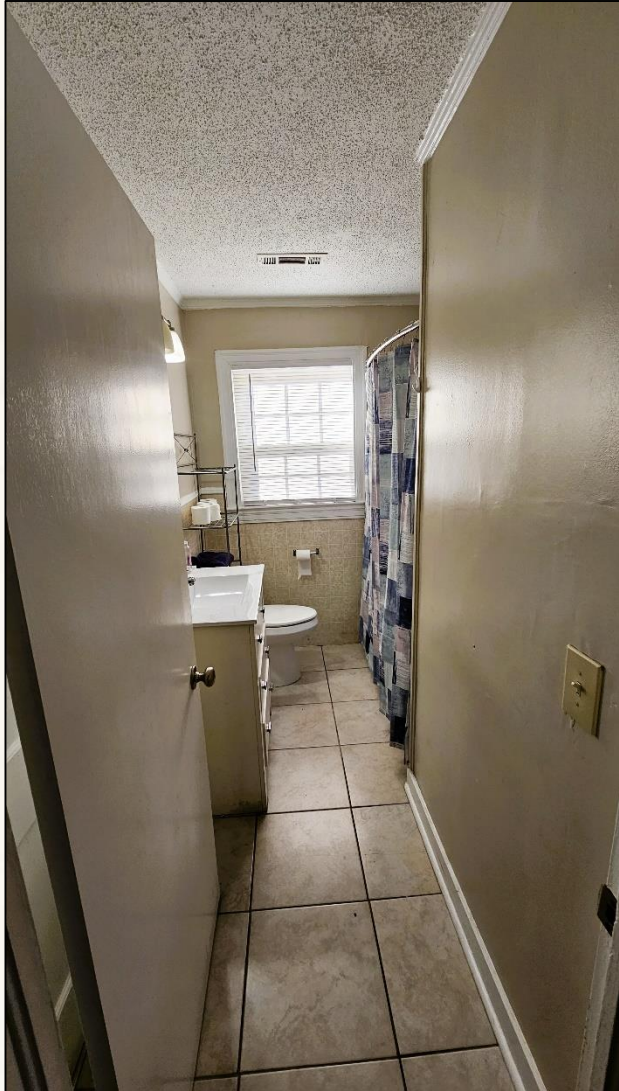
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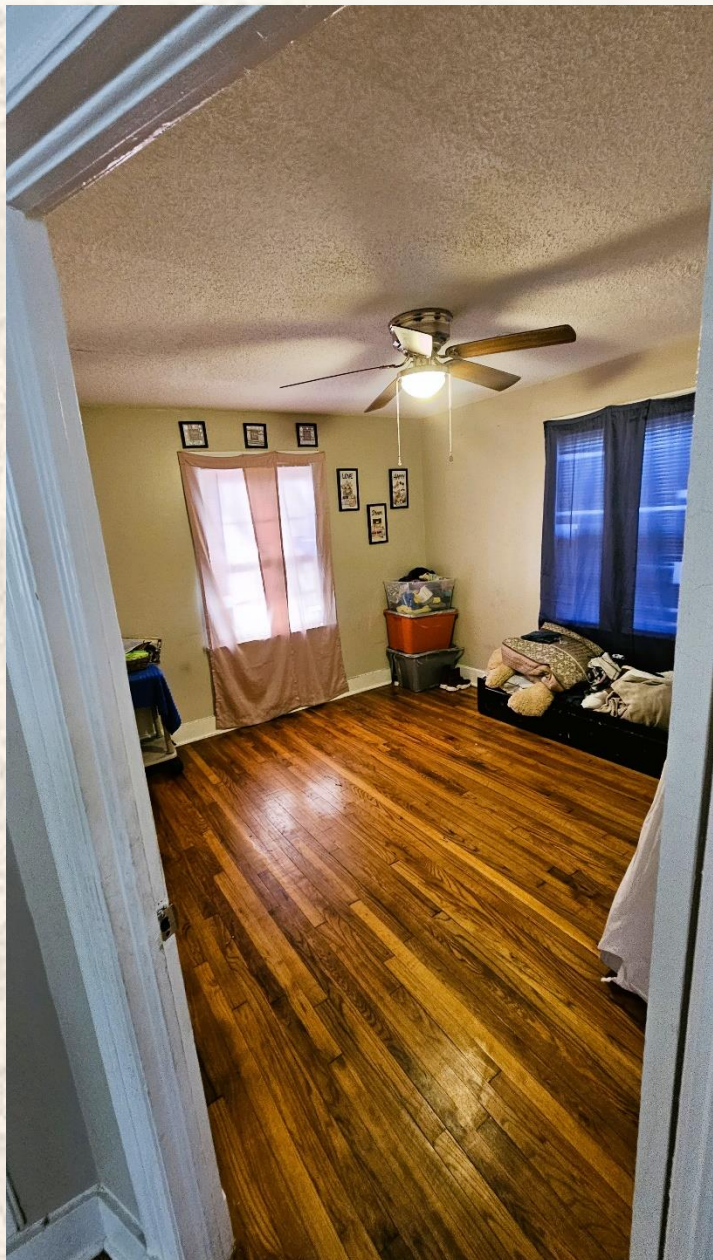
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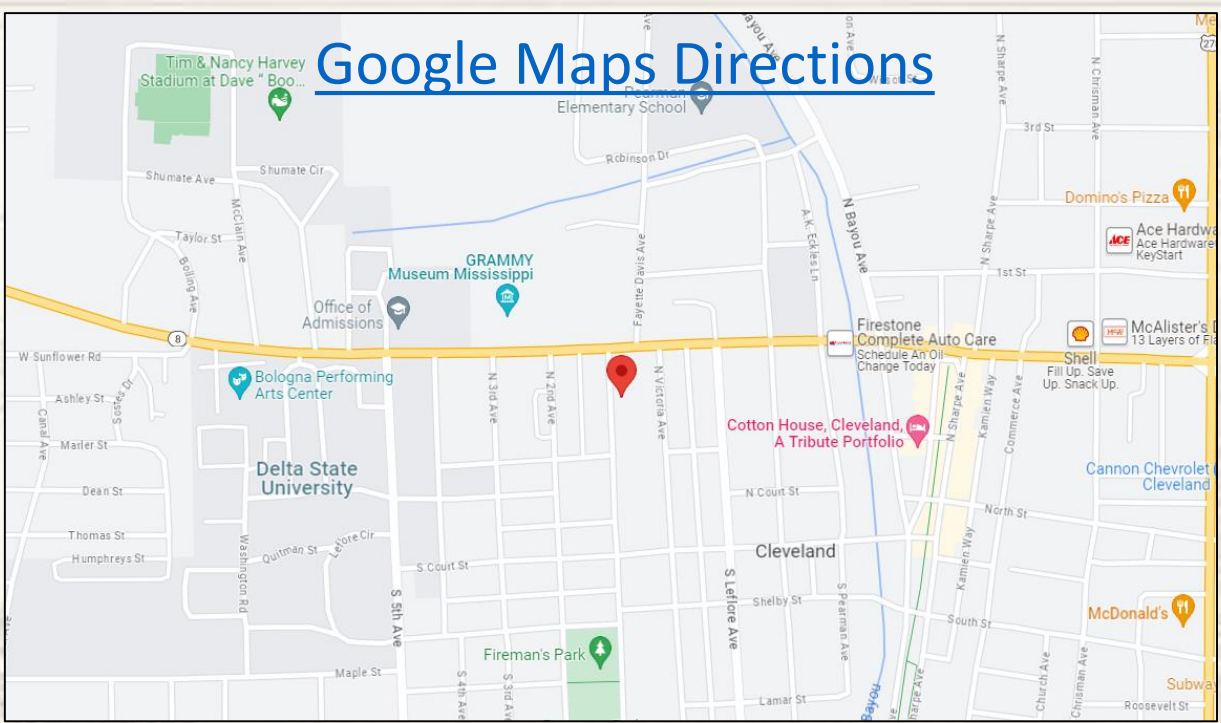
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# Google Maps Directions



# Land ID Link

**Directions:** From the Hwy 8 & 61 Intersection in Cleveland, Travel West on HWY 8 for .8 Miles, Turn Left onto N First Avenue, the House Will Be on Your Left.



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