

COMMERCIAL BUILDING
1414 COLLEGE STREET
CLEVELAND | BOLIVAR COUNTY, MS
\$189,500



ST
SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

OFFICE (662) 846-1425

1414 COLLEGE STREET

PROPERTY PROFILE

LOCATION:

- 1414 College Street
Cleveland, MS 38732
- Bolivar County

COORDINATES:

- 33.74002, -90.74425

PROPERTY USE:

- Commercial
- Investment

PROPERTY INFORMATION:

- 0.75± Acre Lot
- 3,366± SqFt Metal Building
- Paved Parking Lot
- City of Cleveland Water & Sewer
- Fiber Internet Access
- Located in the FEMA Flood Zone

TAX INFORMATION:

- 2024 - \$4,336.77
- Parcel #: 33-20-050-00-02600



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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.



WELCOME TO 1414 COLLEGE STREET

UNLOCK THE POTENTIAL OF THIS FLEXIBLE COMMERCIAL SPACE AT 1414 COLLEGE STREET IN CLEVELAND, MS. Formerly operated as a CrossFit gym, this versatile Bolivar County property offers a 3,366± square foot metal building ready for your vision. The interior features an expansive open floor plan, perfect for various business uses, along with a sitting area, two private offices, and two bathrooms for convenience. Zoned for commercial use, this building is ideal for entrepreneurs, fitness professionals, or those seeking a customizable office environment. With its adaptable layout, it could easily be renovated to suit your specific needs. Whether you're in health and wellness, creative industries, retail, or professional services, this property provides the blank canvas to bring your vision to life.

Call Billy Carpenter today for a private showing.



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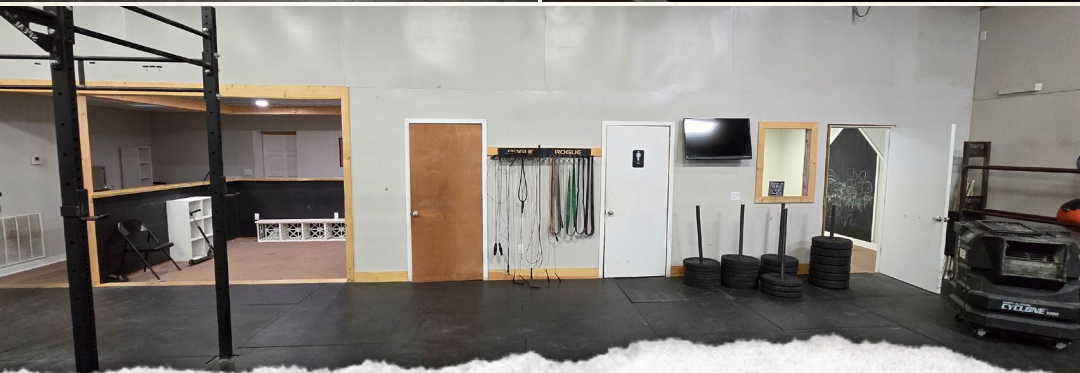
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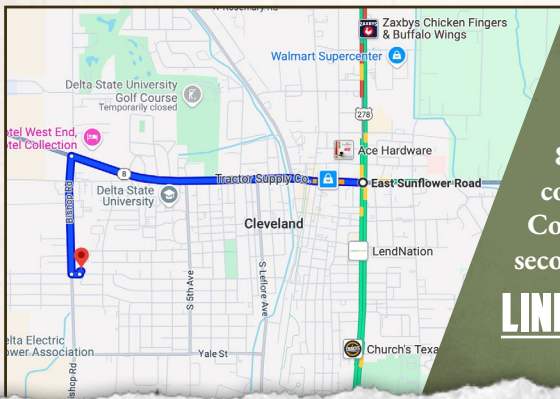
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CLEVELAND

BOLIVAR COUNTY, MISSISSIPPI



Directions from the Intersection of Highway 8 & Hwy 61 in Cleveland, MS: Travel 1.7 miles west on Highway 8. Turn left onto Bishop Road and continue 0.7 miles. Turn left onto College Street and the destination is the second building on the left.

LINK TO GOOGLE MAP DIRECTIONS



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