



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM



COMMERCIAL BUILDING ON 1.63± ACRES
CLEVELAND | BOLIVAR COUNTY, MS
\$379,000

504 NORTH CHRISMAN AVE.



OFFICE (662) 846-1425 | WWW.SMALLTOWNPROPERTIES.COM

504 NORTH CHRISMAN AVE.

PROPERTY PROFILE

LOCATION:

- 504 North Chrisman Avenue
Cleveland, MS 38732
- Bolivar County
- 55± Miles W of Grenada
- 114± Miles SW of Memphis

COORDINATES:

- 33.7512, -90.7173

PROPERTY USE:

- Commercial
- Investment

PROPERTY INFORMATION:

- 1.63± Acre Lot
- 5,000± SqFt Building
- 8-10 Offices
- 2 Bathrooms
- 2 Roll-Up Doors
- Heated & Cooled
- Large Storage Area
- Paved Parking Lot
- Utilities Available
- Room to Expand

TAX INFORMATION:

- Parcel #: 33-16-830-00-01100
- 2025 Taxes: \$5,913.49



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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 504 NORTH CHRISMAN AVE.

WELCOME TO THE BOLIVAR 1.63, LOCATED IN THE HEART OF CLEVELAND, MISSISSIPPI, ON NORTH CHRISMAN AVENUE. This versatile commercial property in Bolivar County offers an excellent opportunity for business owners, investors, or companies seeking office and operational space. Situated on a 1.63± acre lot, the property features a 5,000± square foot building with offices, shop space and ample room for future expansion. The office area includes eight to ten private offices, two bathrooms, and a functional layout designed to accommodate a variety of business operations.

Attached to the rear of the building is a heated and cooled shop area equipped with two roll-up doors, providing convenient access for equipment, inventory, or service operations. Outside, the property offers a paved parking lot, along with a large, fenced area behind the building that provides excellent space for equipment storage, fleet parking, or additional business needs. With city water and sewer services, fiber internet access, and room to build, the Bolivar 1.63 is well-suited for a wide range of commercial uses.

Give Billy Carpenter a call today to schedule a private showing and experience #TheSmallTownWay.



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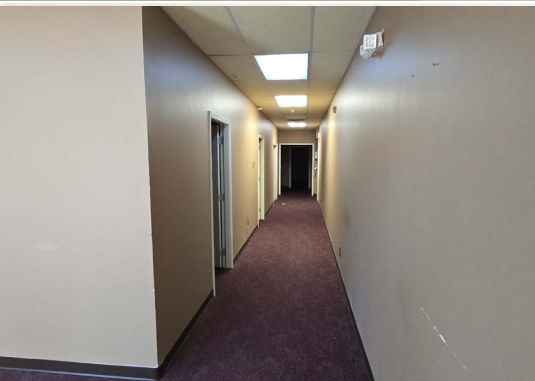
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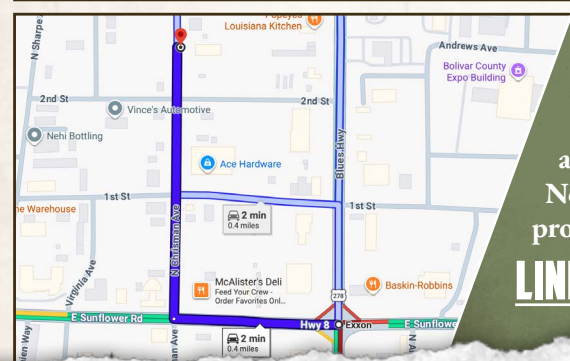
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land id. LINK



Directions from the Intersection of Highway 8 & 61 in Cleveland, MS: Travel north on Highway 61 for 0.3 miles. Turn left onto 3rd Street, and in 0.1 miles, turn left again onto North Chrisman Avenue to arrive at the property on the left.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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