



# SMALLTOWN

HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

**102 N SECOND STREET**  
**CLEVELAND | BOLIVAR COUNTY, MS**  
**\$165,000**

**INVESTMENT OPPORTUNITY**

OFFICE (662) 846-1425 | [WWW.SMALLTOWNPROPERTIES.COM](http://WWW.SMALLTOWNPROPERTIES.COM)

# 102 N SECOND STREET

## PROPERTY PROFILE

### LOCATION:

- 102 N Second Street  
Cleveland, MS 38732
- Bolivar County
- 55± Miles W of Grenada
- 114± Miles SW of Memphis, TN

### COORDINATES:

- 33.7501, -90.7179

### PROPERTY USE:

- Investment
- Income-Producing
- Multifamily Unit

### PROPERTY INFORMATION:

- 0.50± Acre Lot
- 2,475± SqF Triplex
- \$1,450/Month Income
- Paved Parking Lot
- Internet & Utilities Available
- Room to Build

### TAX INFORMATION:

- \$2,303.24 (2025)
- Parcel #: 33-16-830-00-00501
- Parcel #: 33-16-830-00-00600



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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 102 N SECOND STREET

**LOOKING FOR AN INVESTMENT OPPORTUNITY IN THE HEART OF CLEVELAND, MISSISSIPPI?** Located at 102 N Second Street, this 2,475± square foot triplex sits on a 0.50± acre lot in Bolivar County and is currently generating \$1,450 per month in rental income.

Featuring a paved parking lot, City of Cleveland water and sewer, and fiber internet access, the property offers strong potential for investors seeking steady cash flow with additional room for expansion. The spacious lot provides room to build or add additional units, increasing future income potential.

Conveniently located within the city limits of Cleveland, this multifamily property offers easy access to local amenities, shopping, and employment opportunities. Whether you are looking to expand your rental portfolio or secure a multifamily investment property, this triplex provides both income and upside potential.

**Call Billy Carpenter today to schedule a private showing and experience #TheSmallTownWay!**



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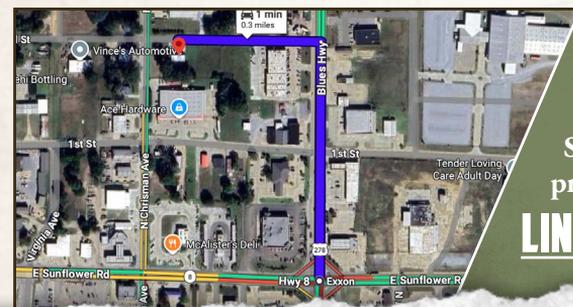
SECOND ST

SECOND ST

N CHRISMAN AVE

N CHRISMAN AVE

land id. LINK



Directions from the Exxon in Cleveland, MS: Travel toward First Street for 0.2 miles. Turn left onto Second Street, and in 0.1 miles, the property will be on the left.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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