

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



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

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](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 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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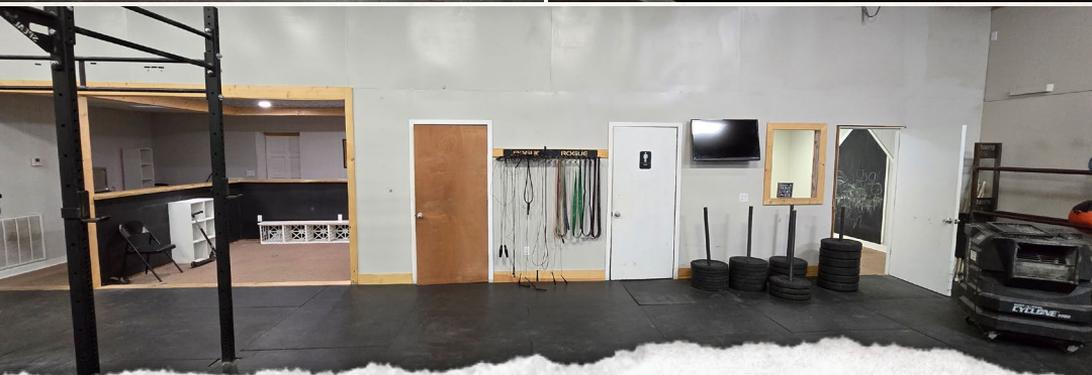
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1414 COLLEGE STREET

CLEVELAND

BOLIVAR COUNTY, MISSISSIPPI



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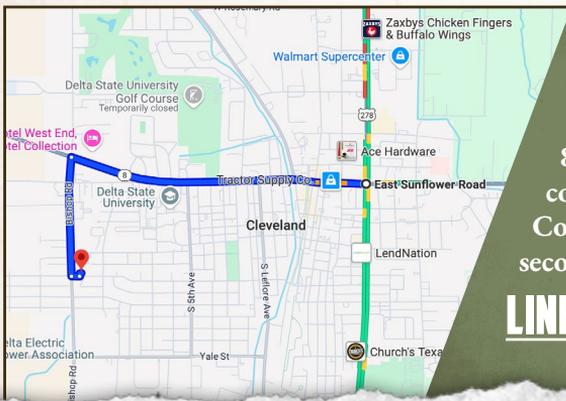
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Directions from the Intersection of Highway 8 & Hwy 61 in Cleveland, MS: Travel 1.7 miles west on Highway 8. Turn left onto Bishop Road and continue 0.7 miles. Turn left onto College Street and the destination is the second building on the left.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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