

Owen & Co., LLC
REAL ESTATE
SHERRY L. OWEN



FOR SALE
COMMERCIAL PROPERTY SUITABLE FOR VERSATILE USE
282 Lameuse St, Biloxi, MS 39530

PROPERTY INFORMATION

List Price	\$349,900	Commercial Features	220 Volt Power; ADA Qualified; Rail; Rest Rooms
Total Square Footage	3,200	Seating	1-10
SqFt Source	Owner	Levels	Two
List Price Sqft	\$109.34	Square Footage Description	Ofc. Bldg 2500-5000 SF
Year Built	1960 (Public Records)	Walls - Interior	Sheetrock; Wainscoting
Total Floors	2	Flooring	Carpet; Combination; Laminated; Wood
Sub Agency	No	Basement Features	Basement: No
Legal Description	COM AT INTER OF E MAR OF LAMEUSE ST & S MAR OF DIVISION ST S 167.2 FT ALONG LAMEUSE ST TO POB E 70.2 FT S 76.7 FT W 70.2 FT TO ST N 76.7 FT ALONG ST TO POB IN SEC 27-7-9 IN SEC BLK 105 1410f-03-044.002	Roof	Metal
Parcel #	1410f-03-044.002	Heating	Central
Sub-Type	Other	Cooling	Central Air
Listing Service	Full Service	Sewer	Public Sewer
Special Listing Conditions	Standard	Utilities	Electricity Connected; Sewer Connected; Water Connected
Approx Lot Size Acres	0.12	Lighting	Fluorescent
Lot Size Dimensions	70.2 x 76.7	Water Source	Public
County	Harrison	Flood Insurance	Subject to Survey
N or S of CSX RR	N	Price Includes	Building and Land
N or S of I-10	S	Current Use	Investment; Medical/Dental; Mixed Use; Office; Vacant
Listing Agreement	Exclusive Right To Sell	Business Type	Medical; Other
New Construction	No	Possible Use	Commercial; Investment; Medical/Dental; Office; Other
Owner/Agent	No	Exterior Construction/Siding	Brick; Siding
Association	No	Exterior Features	Balcony; Lighting; Rain Gutters
Tax Year	2024	Parking Features	Concrete; Front Entry; On Site
Tax Annual Amount	\$366	Uncovered Parking?	1-25 Spaces
Leasehold Y/N	No	Driveway Features	Concrete Drive
Flood Insurance Required?	Subject to Survey	Additional Transportation	City Street
Showing Requirements	Appointment Required; Lockbox Location: See Remarks; Appointment Only; Call Listing Agent; MLS Keybox; Vacant	Location	City; City Street; Freestanding; Paved City Lot
Accessibility Details	Accessible Approach with Ramp; Grip-Accessible Features	Lot Features	Will Not Divide
		Sale Options	Cash; Conventional
		Listing Terms	Close Of Escrow
		Possession	



ZONE

RB



PRICE

\$349,900



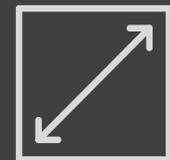
LOCATION

BILOXI, MS



BUILDING SIZE

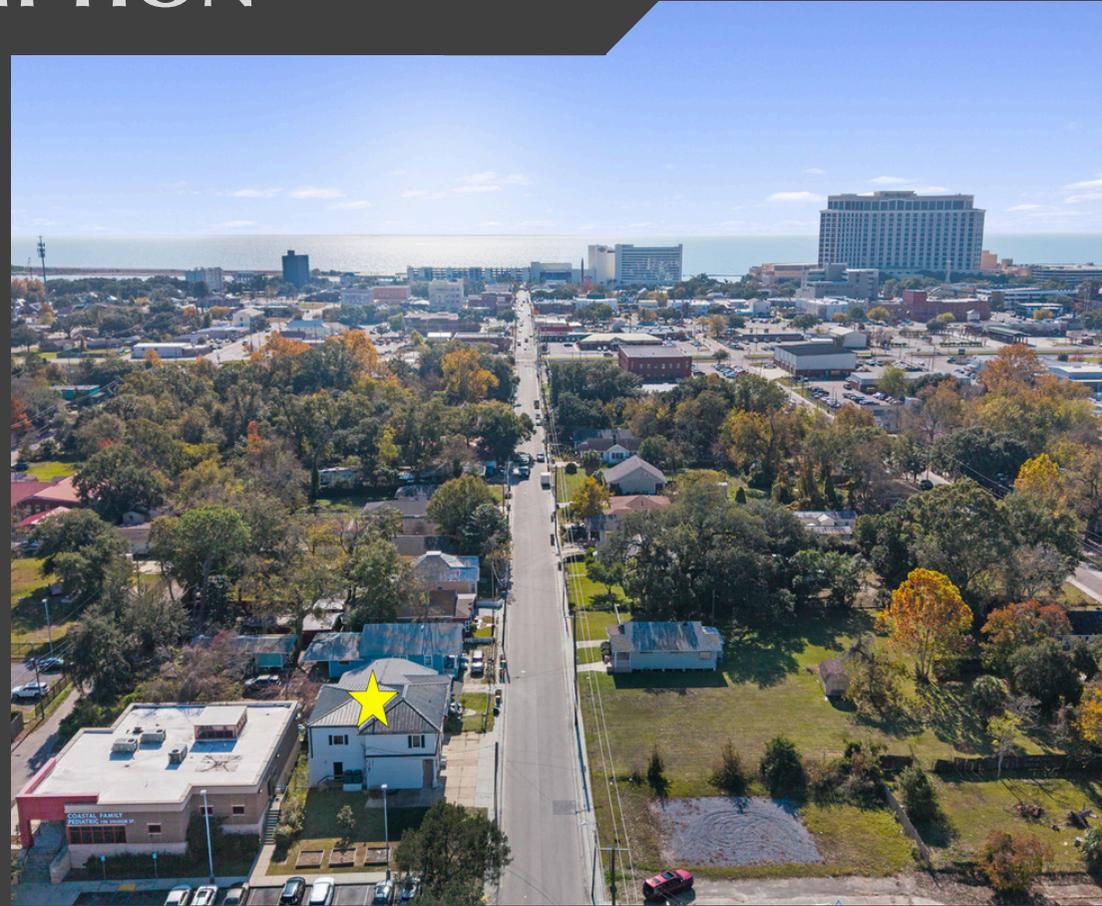
3200 SF



LOT SIZE

0.12 SF

PROPERTY DESCRIPTION



Great commercial investment opportunity in the heart of Biloxi!

Unbeatable location close to everything the city has to offer. This property is zoned RB (Regional Business). This is a district designed for a broad range of commercial uses such as offices, retail, services, and hospitality, allowing diverse development within the city. Upon entering through the front of the building, you walk into a reception/waiting area. The main floor consist of four exam rooms, a restroom, and ample storage. Upstairs you will find a spacious open concept space with wainscoting, cabinetry, a kitchenette, and restroom. There is also a private office on the second floor suited with built-ins and a fireplace. The possibilities are endless with the layout of this property. Buyer and Buyers Agent to verify all information.

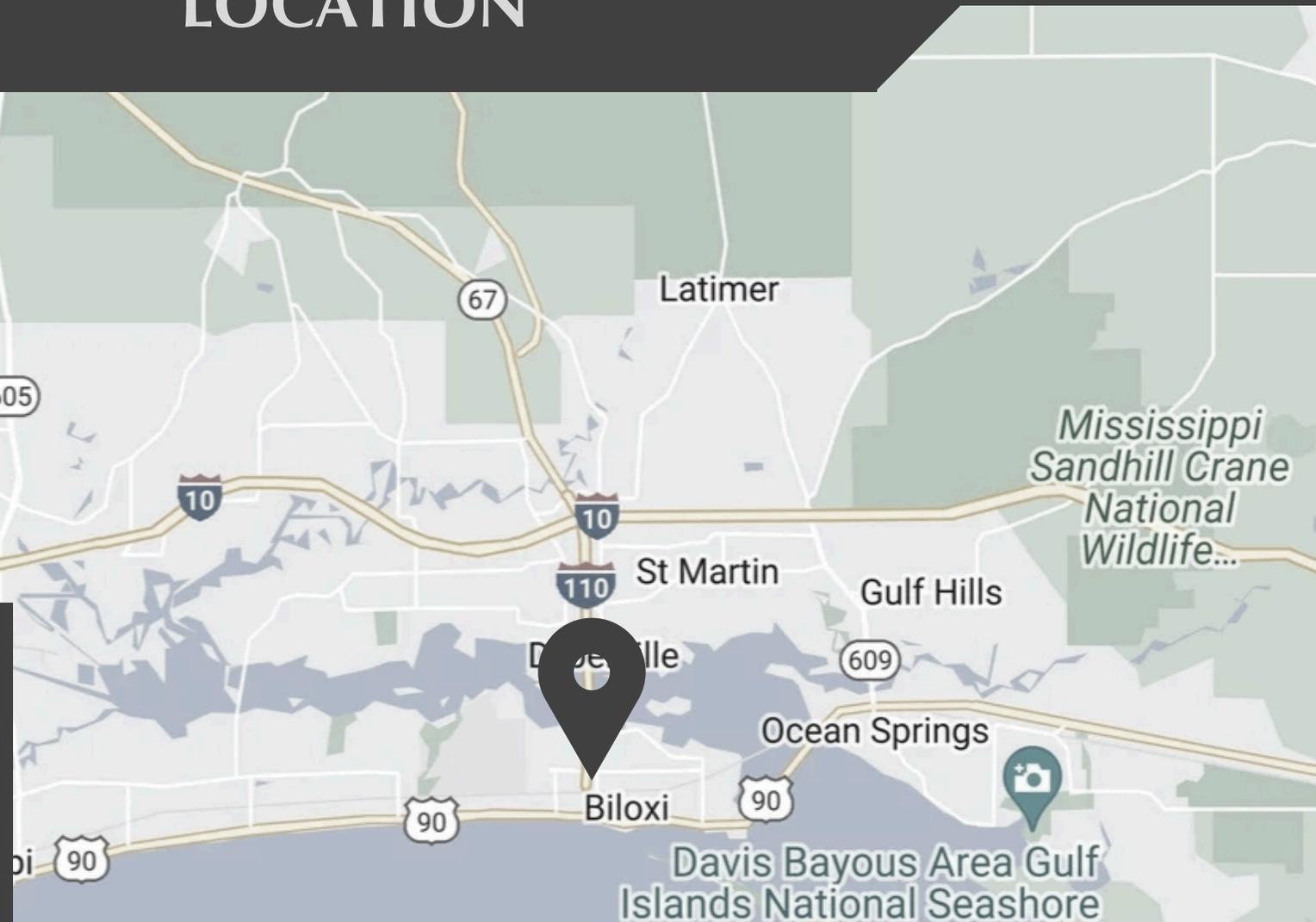
LOCATION



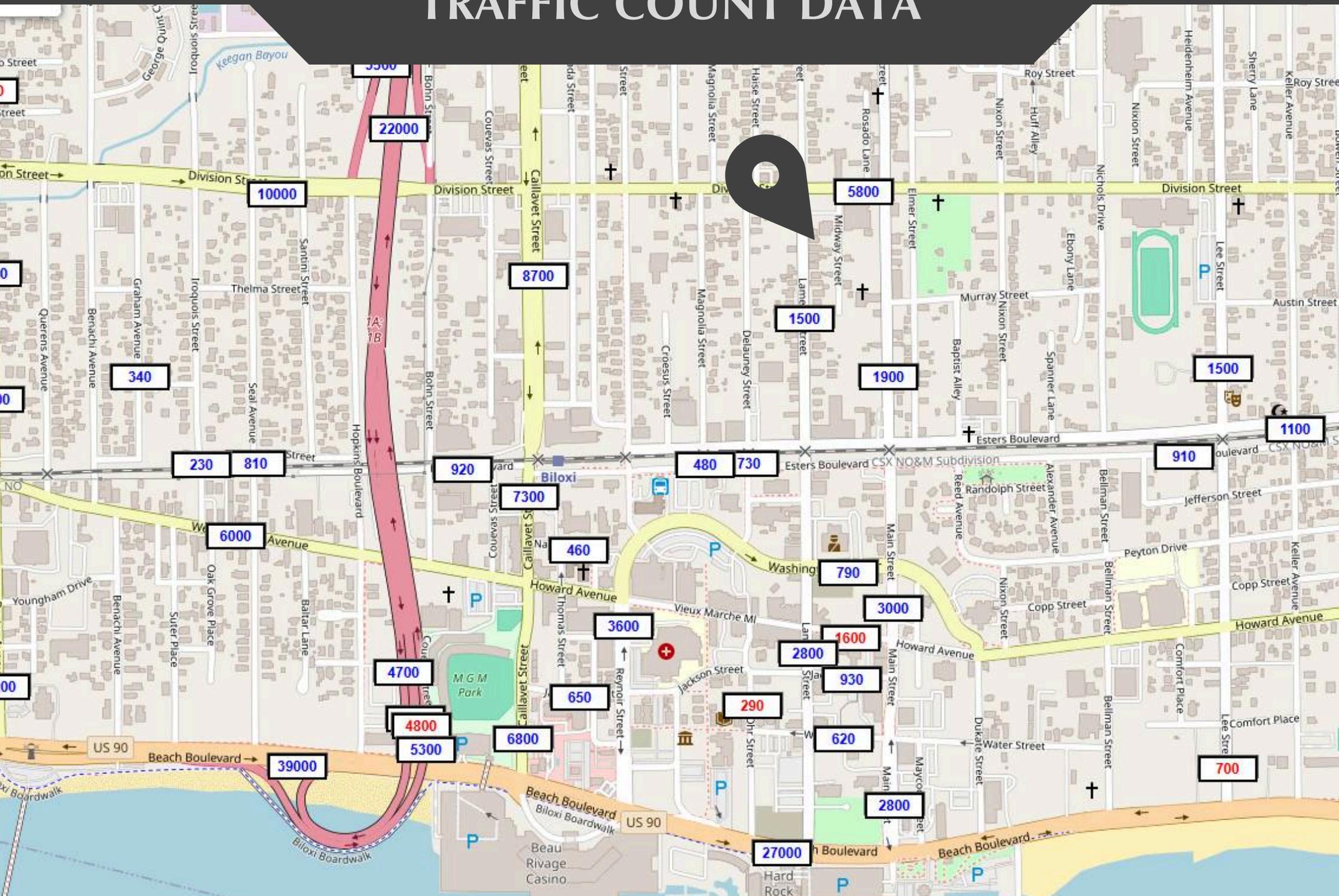
BILOXI

Biloxi is a Mississippi city on the Gulf of Mexico.

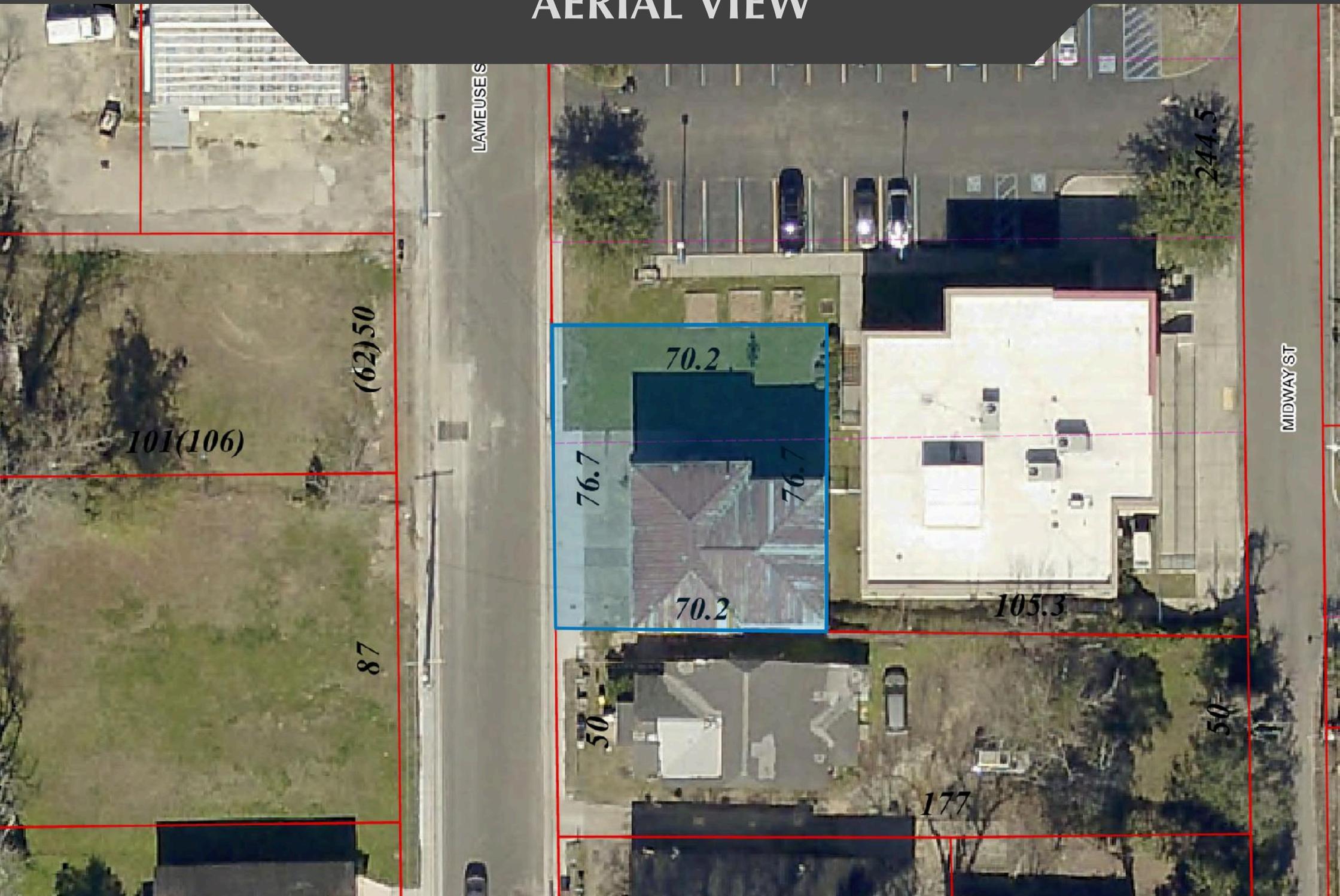
Whether you're looking for fun in the sun, cultural attractions, eclectic cuisine or glittering casinos, "the playground of the South" offers the perfect mix of exciting attractions and affordable accommodation. Its prime location on the shores of the Mississippi Gulf Coast means, no matter where you are, the beach is never far away.



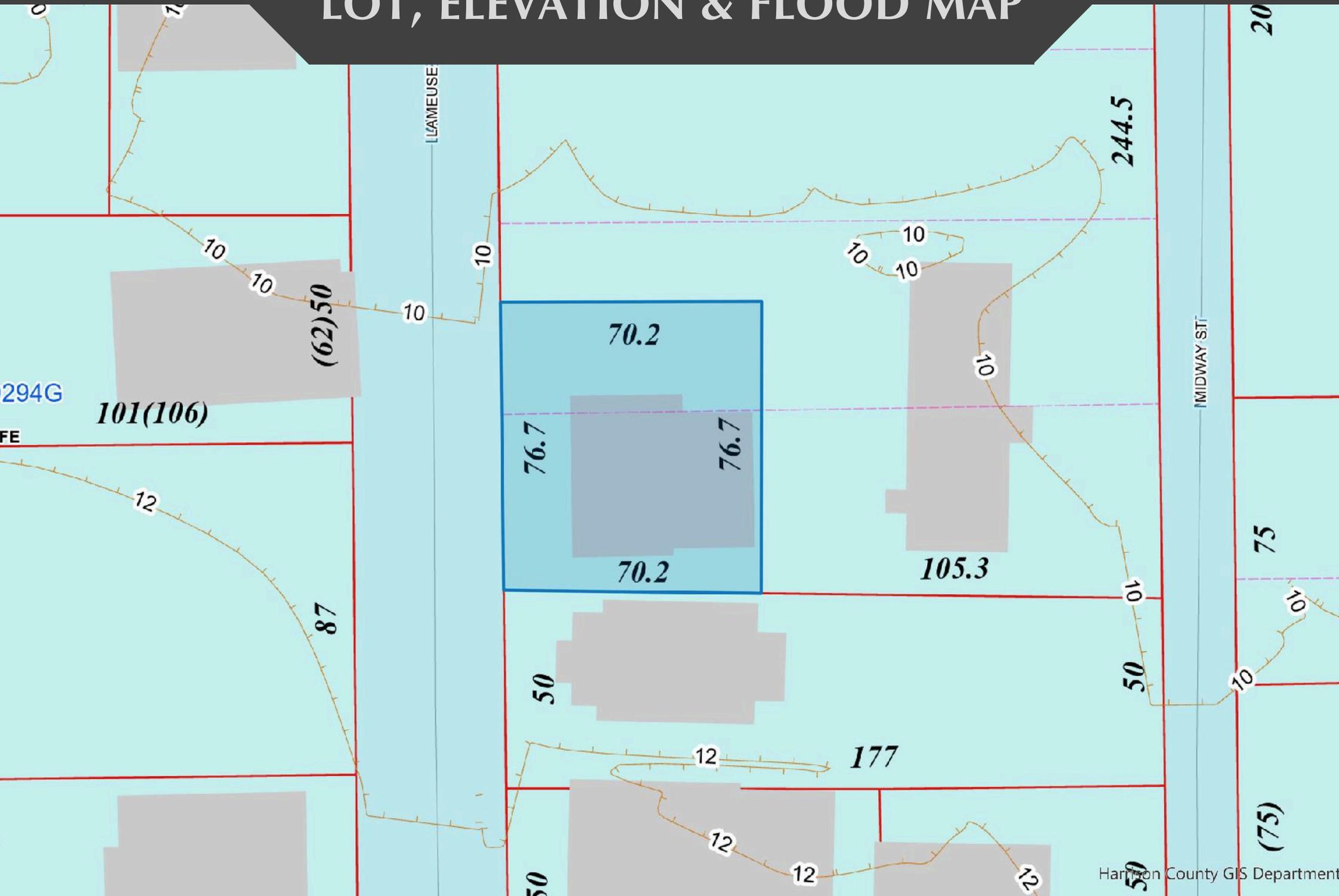
TRAFFIC COUNT DATA



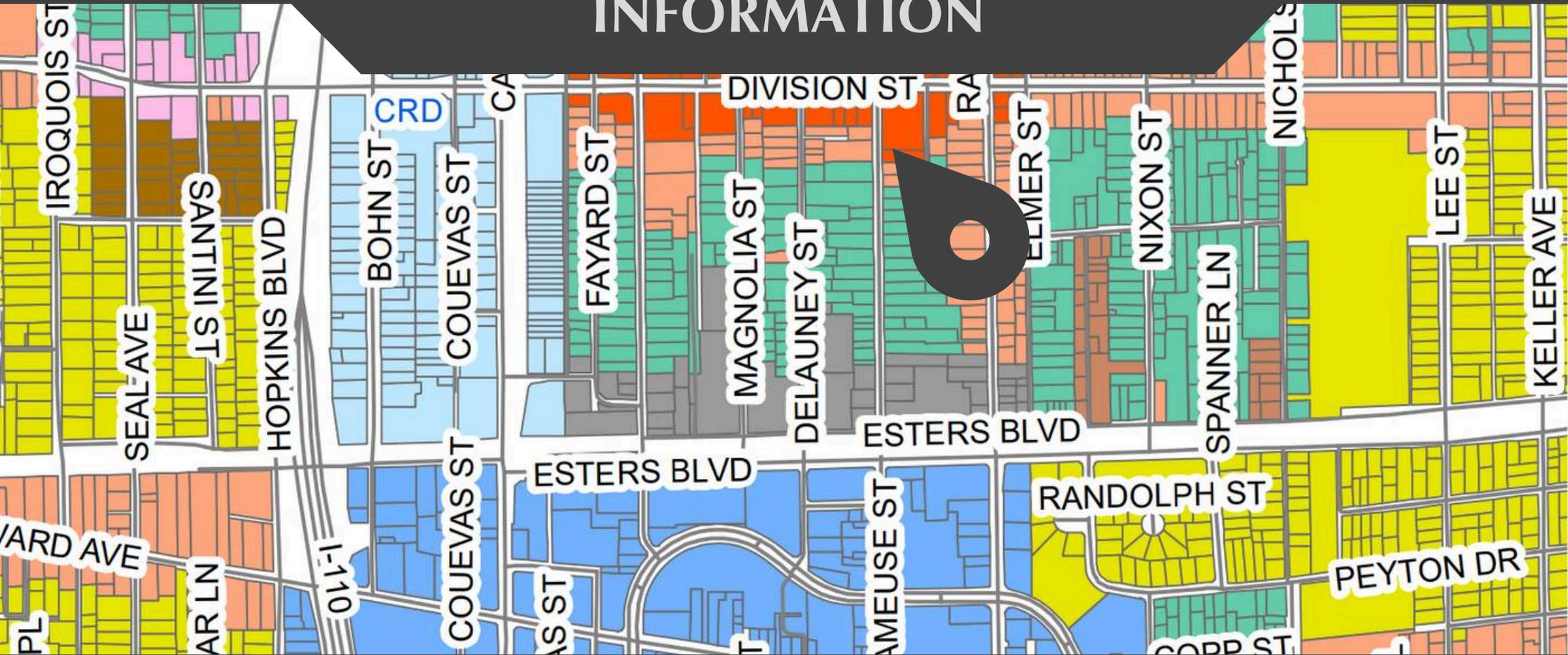
AERIAL VIEW



LOT, ELEVATION & FLOOD MAP



ZONING INFORMATION



RB - REGIONAL BUSINESS DISTRICT

The Regional Business (RB) District is established and intended to accommodate a diverse range of high-intensity retail, service, office, and institutional uses that provide goods and services serving a community, citywide, and regional customer base, including tourist accommodations and related commercial activities serving visitors. It also accommodates Biloxi's major employment-generating hubs. RB districts are generally appropriate in areas conveniently accessible to the regional roadway network and transit service, and as designated on the comprehensive plan's future land use map. High-density residential uses are encouraged on the upper floors of nonresidential establishments, and may exist as stand-alone buildings that are part of a larger horizontal mixed-use development. RB district standards are intended to ensure development is compatible with surrounding uses.

ZONING INFORMATION

(E) RB: REGIONAL BUSINESS DISTRICT^{131 132}

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TABLE 23-3-3(E): RB DISTRICT BASIC INTENSITY AND DIMENSIONAL STANDARDS¹
 sf = square feet ft = feet n/a = not applicable

Dwelling units per acre, max.	30
Floor area ratio (FAR), max.	3.00
Lot width, min. (ft)	50 ²
Lot depth, min. (ft)	100
Impervious surface area, max. (% of lot area)	70
Height, max. (ft)	80 ³
Front setback, min. (ft)	40
Corner side setback, min. (ft)	20 ⁴
Side setback, min. (ft)	10 ^{4,5}
Rear setback, min. (ft)	10 ⁵

NOTES:

1. Townhouse lots require a min. area of 1,800 sf.
2. 18 ft for townhouse lots.
3. 16 ft for accessory buildings.
4. For townhouses, applicable only to outer side of end unit.
5. 3 ft for accessory structures.

Fig. 23-3-3(E)(1): RB Example Lot Pattern

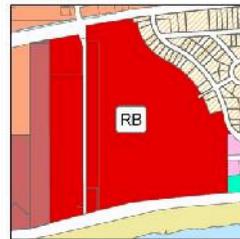


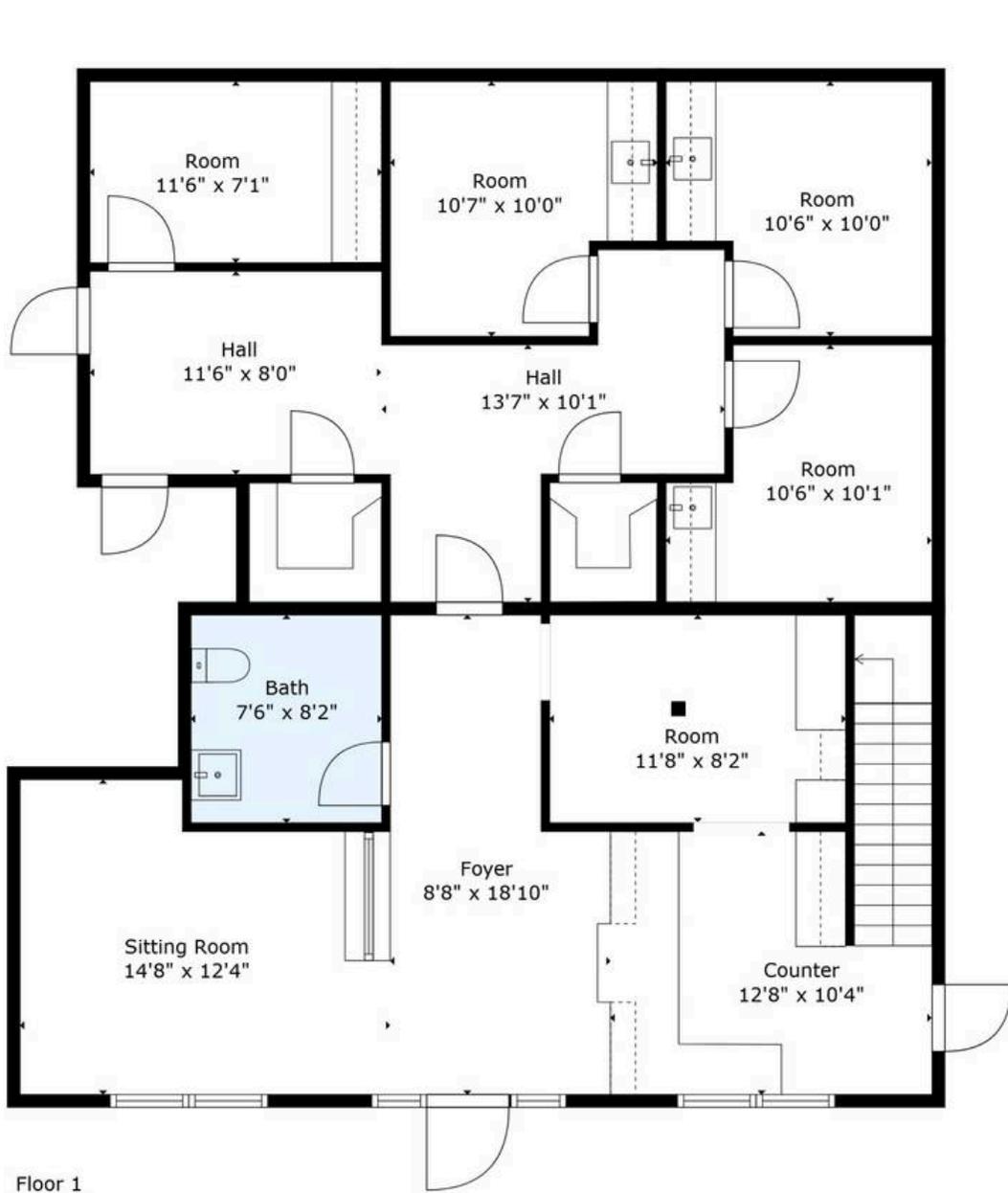
Fig. 23-3-3(E)(2): RB Example Building Form [photo to be added]

Fig. 23-3-3(E)(3): RB Example Building Form [photo to be added]

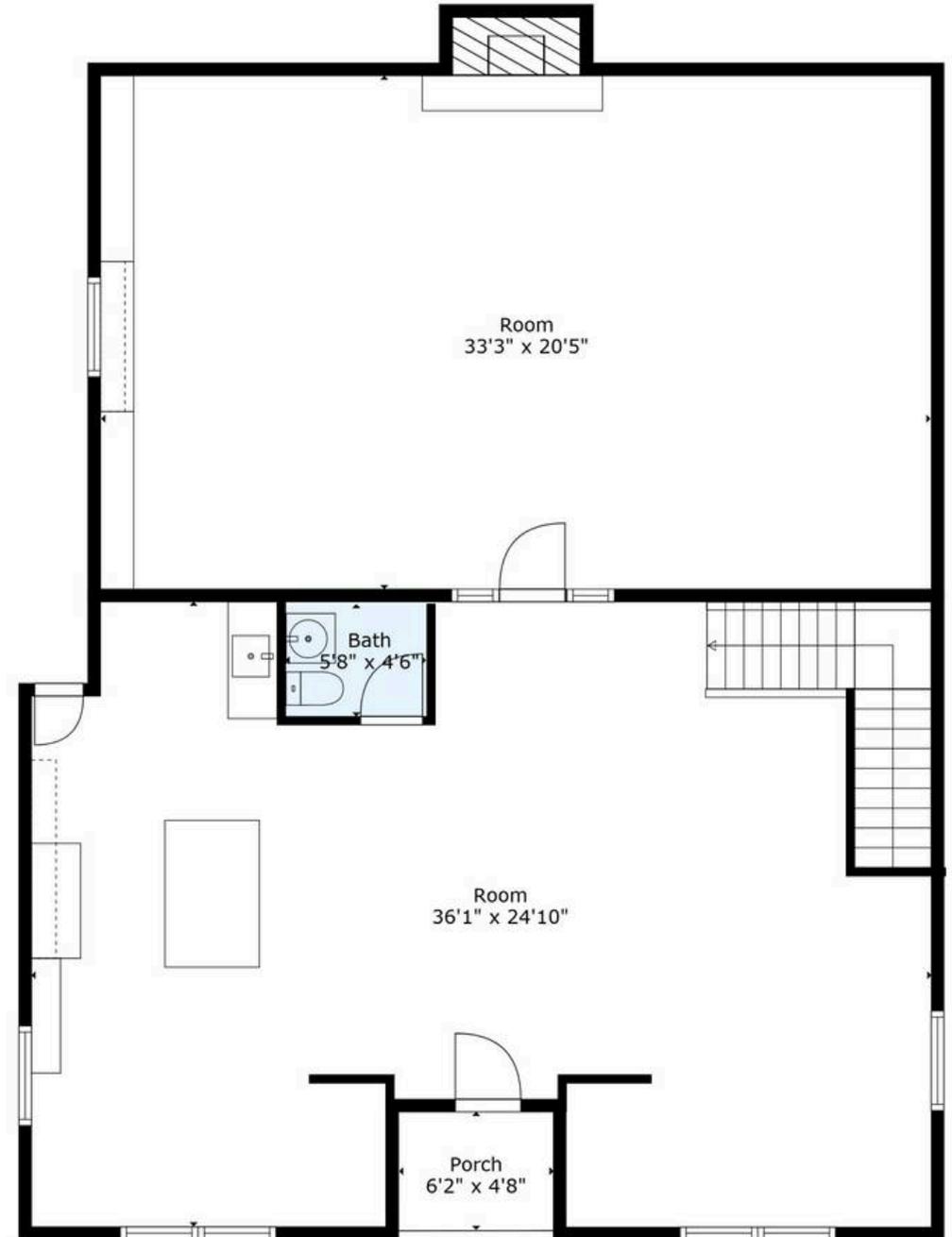
¹³¹ This subsection reflects the consolidation of the current LDO's General Business (B-4) and High-Volume Business (B-5) districts into a Regional Business district, as discussed and recommended in the Diagnosis/Annotated Outline (p. 2-29), to reflect the regional market served by the wide range of commercial and auto-oriented uses the two current districts allow. The subsection largely carries forward the intensity and dimensional standards from the current B-4 and B-5 districts, simplifying them to express minimum rear setbacks as a distance rather than as both a distance and a percentage of lot depth. We suggest moving the increased height/setback requirements for buildings adjacent to single-family residential and historic districts to the transitional standards to be included in Article 23-6.

¹³² We also propose increasing the maximum FAR from 1.00 to 3.00 to better reflect the RB district's role as the most intensive of Biloxi's base commercial districts. Although that higher intensity is characterized by the more intense uses the district allows, we suggest it also should be characterized by a maximum FAR exceeding the 2.00 FAR applicable to the less intensive Community Business district.

FLOOR PLANS



Floor 1



PHOTOS



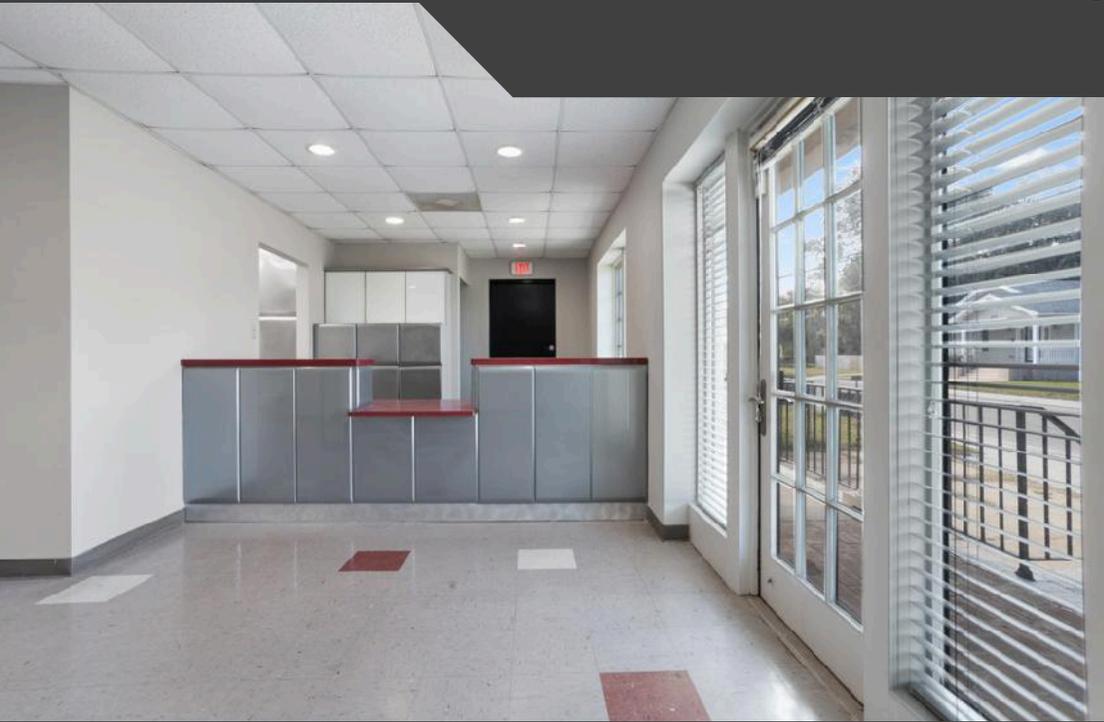
PHOTOS



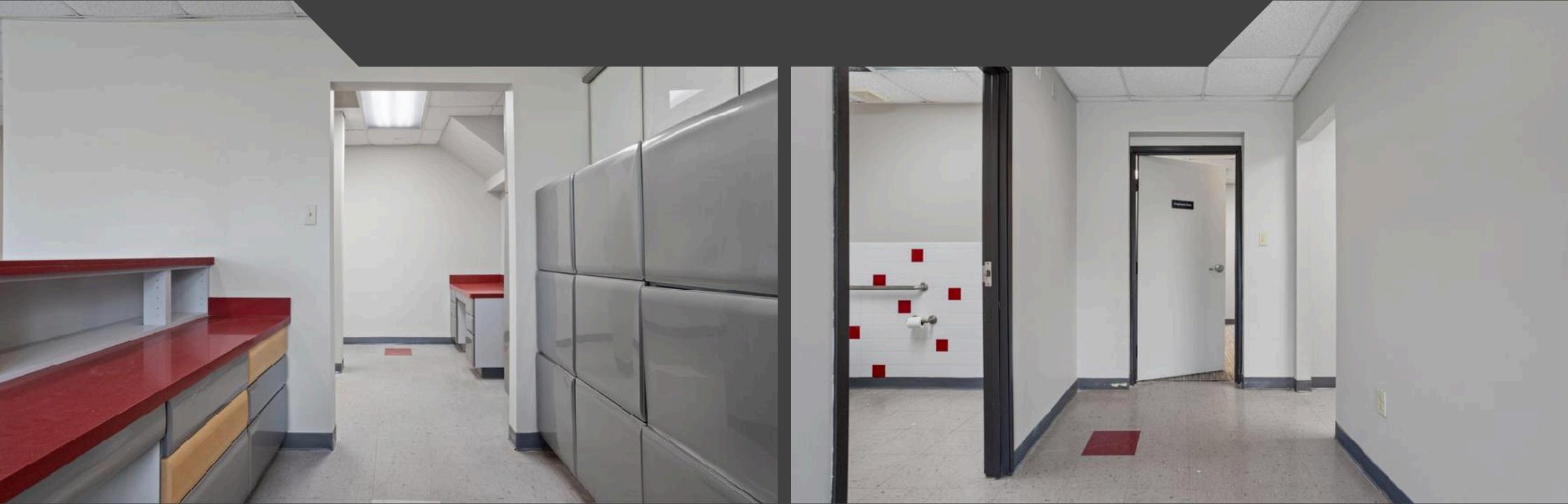
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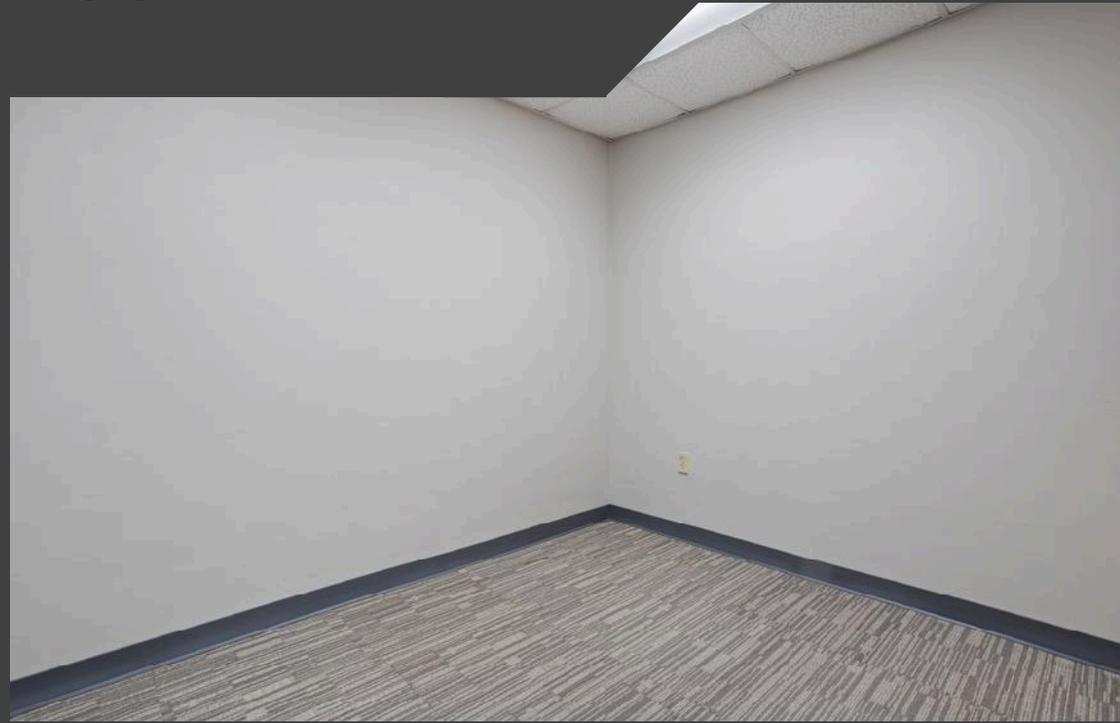
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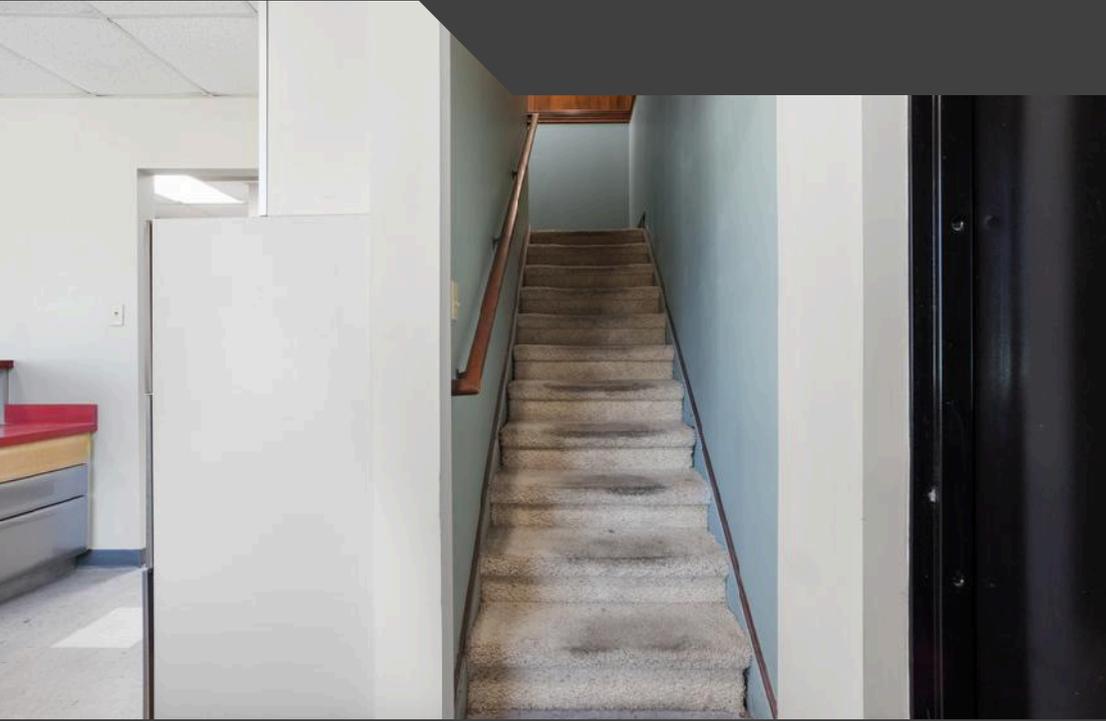
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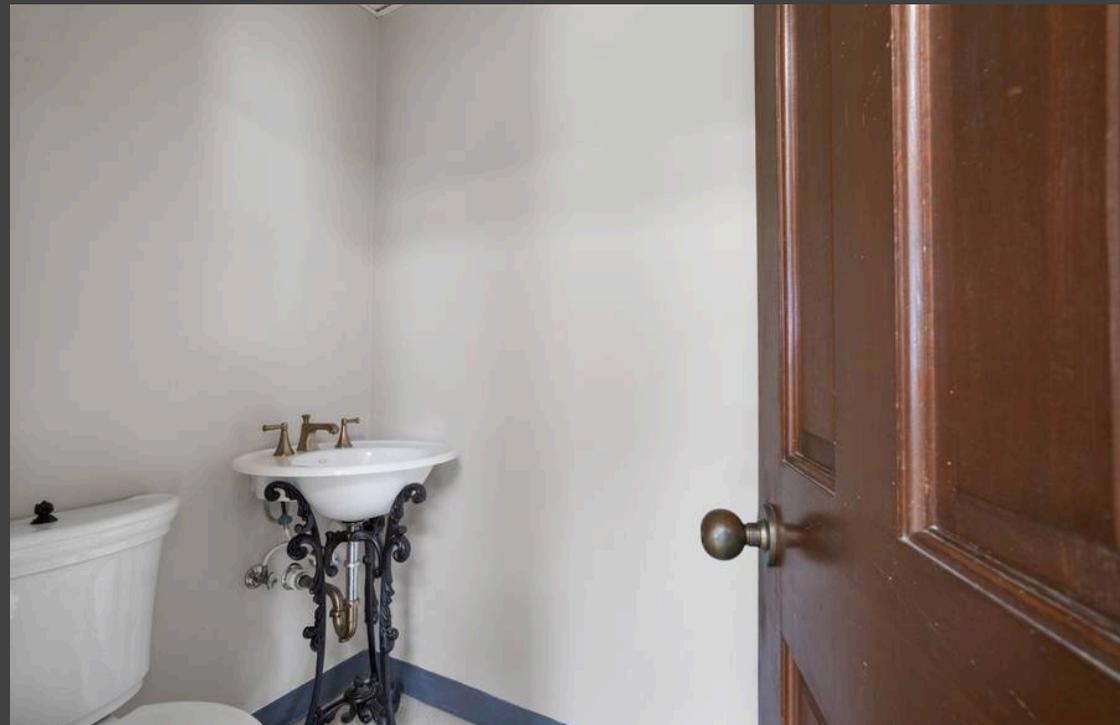
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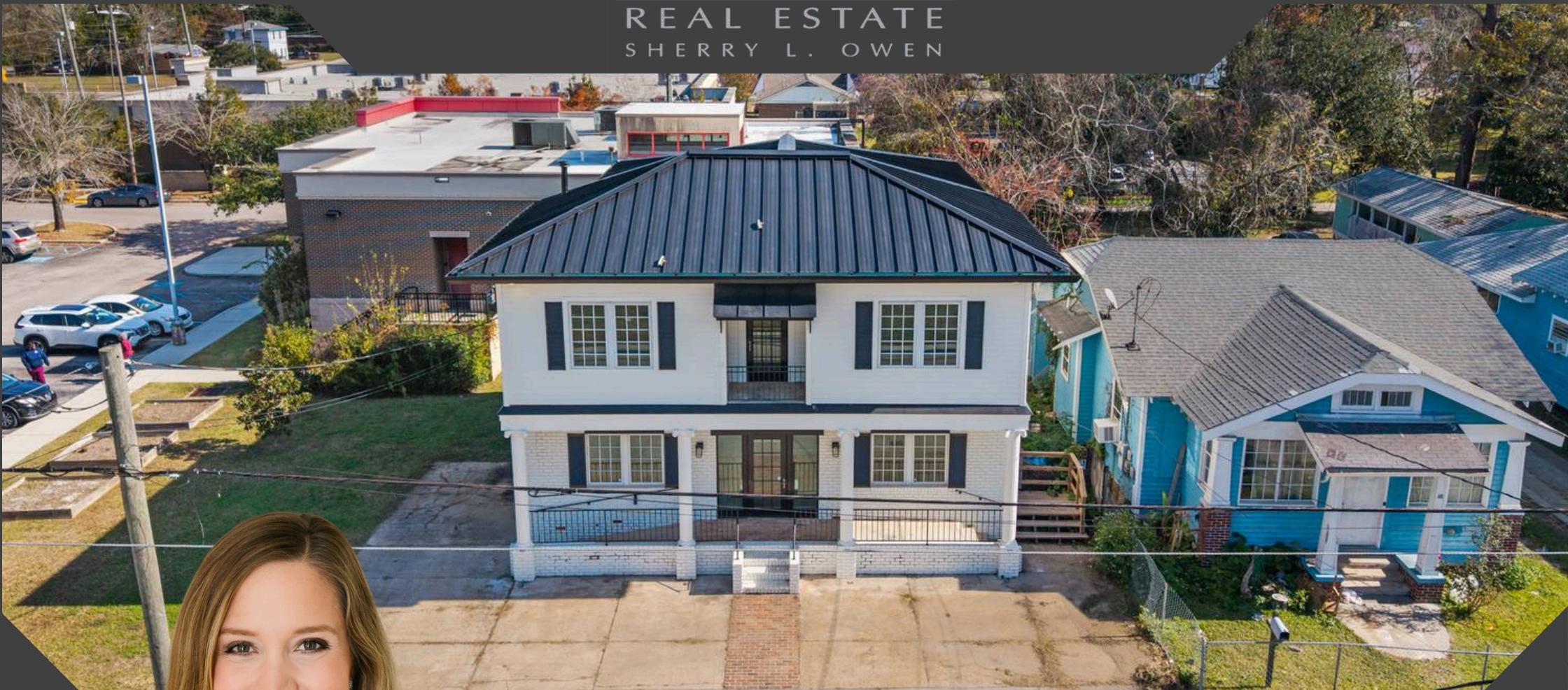
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REAL ESTATE
SHERRY L. OWEN



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