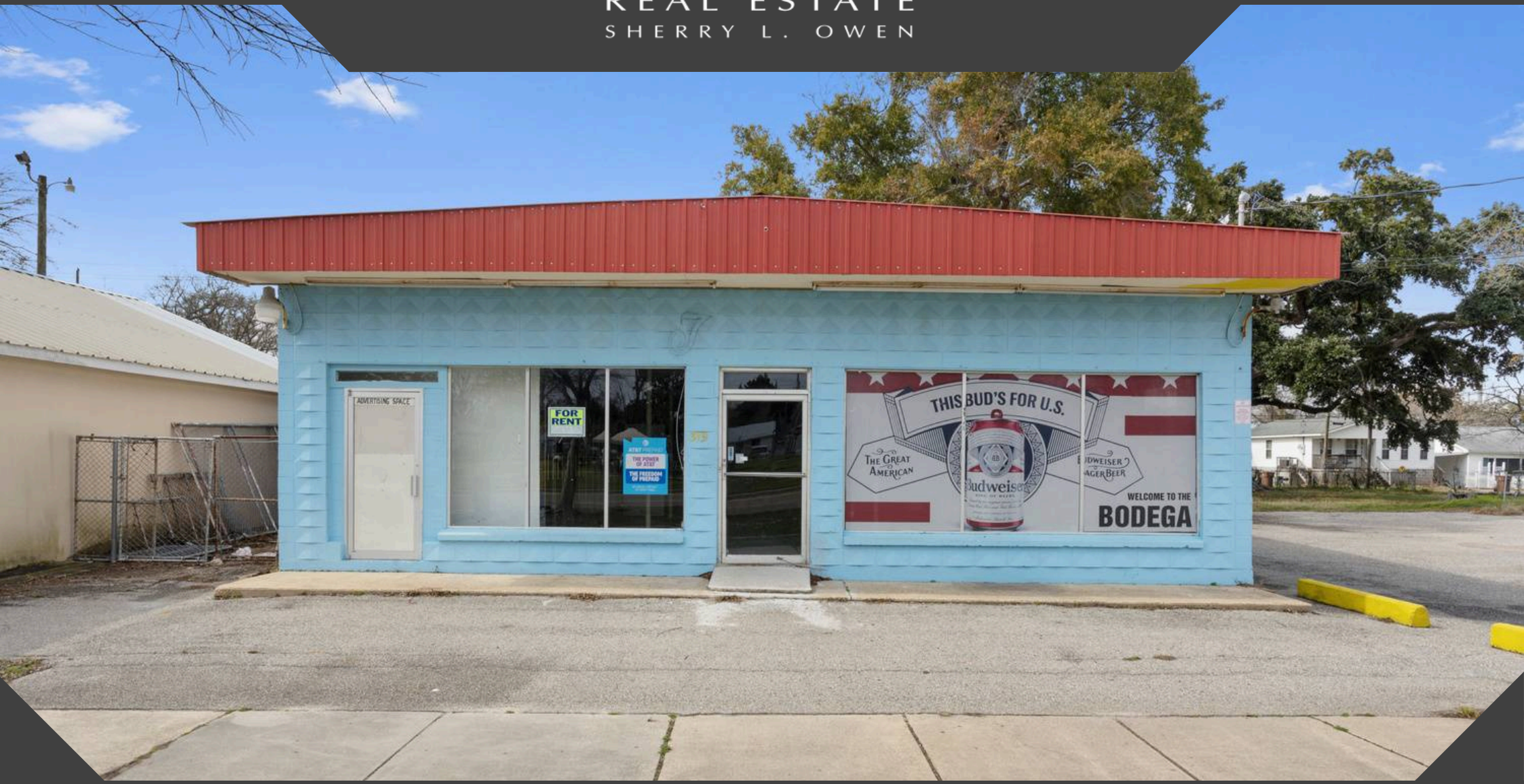
Owen & Co., LLC
REAL ESTATE
SHERRY L. OWEN

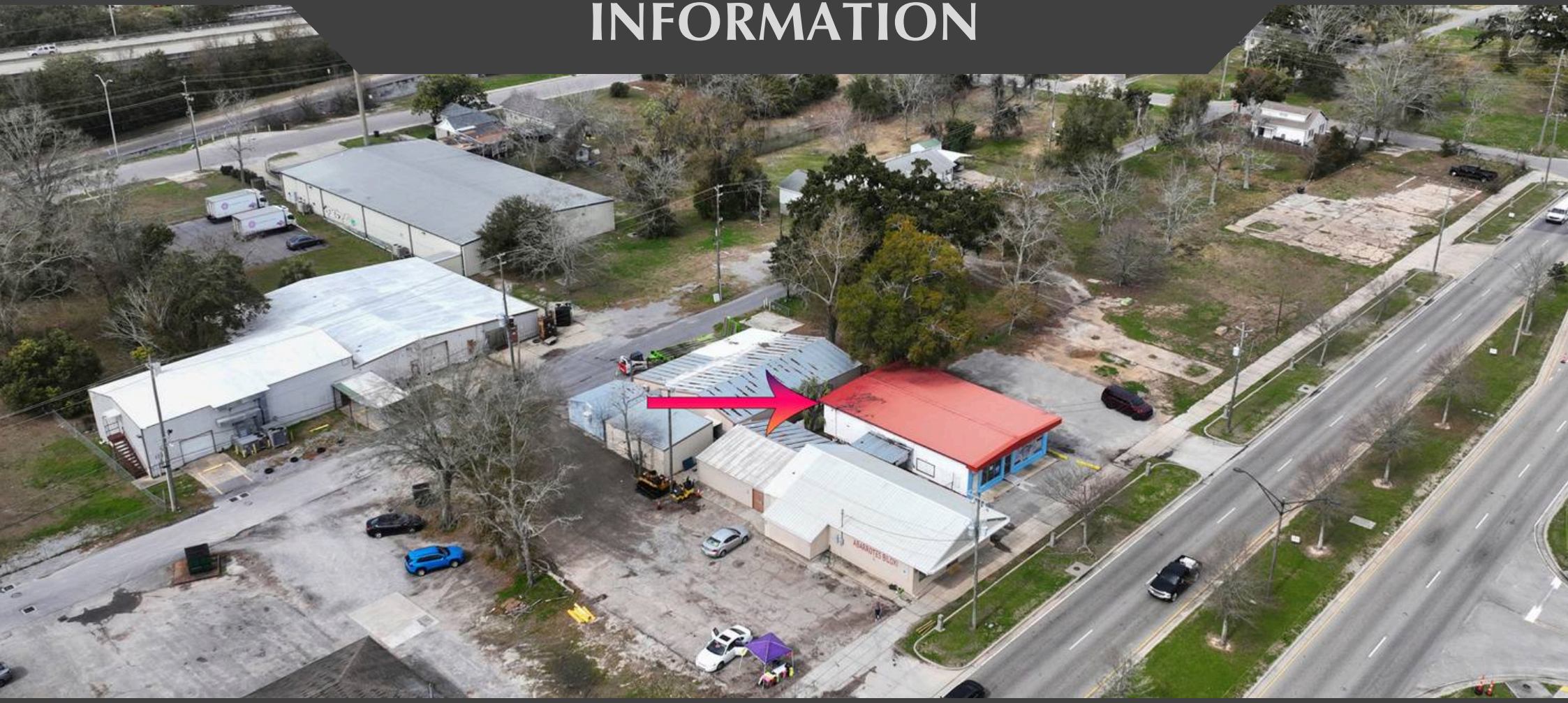



# FOR SALE

## COMMERCIAL BUILDING WITH HUGE POTENTIAL

## 319 CAILLAVET ST, BILOXI, MS 39530

# PROPERTY INFORMATION



ZONE

**RB - REGIONAL BUSINESS**

PRICE

**$259,500**

LOCATION

**BILOXI, MS**

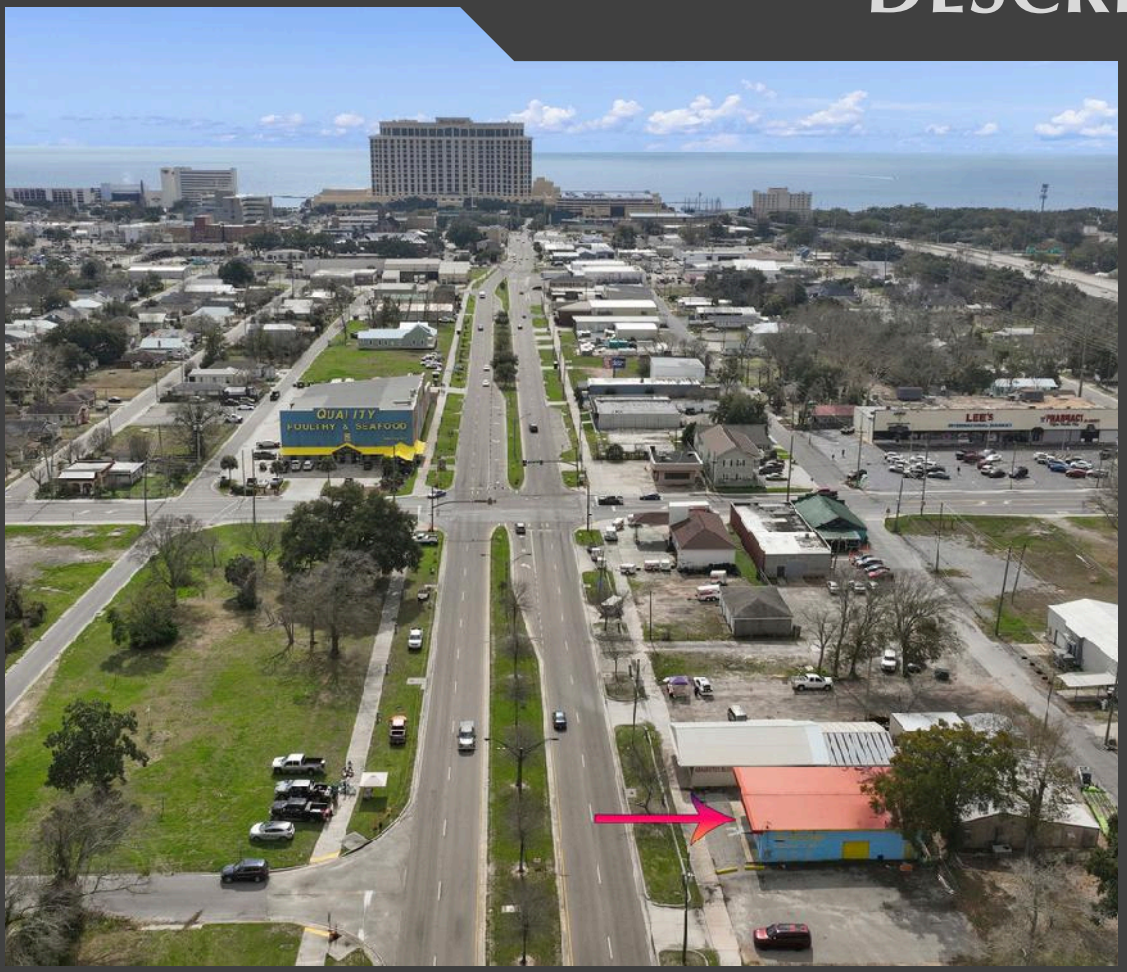
BUILDING SIZE

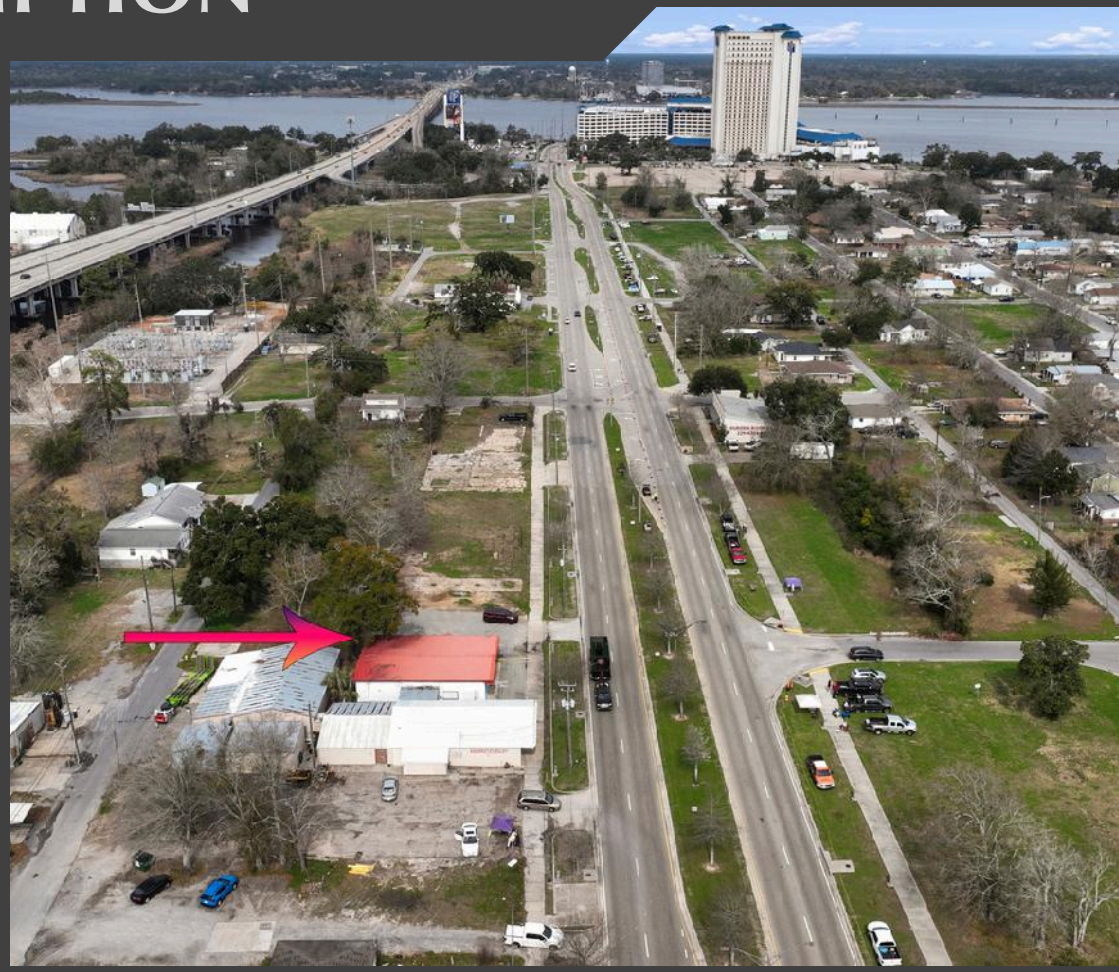
**2270 SF**

LOT SIZE

**0.09 ACRES**
**49 x 78**

# PROPERTY DESCRIPTION



## Owen & Co. Real Estate is pleased to offer this commercial building for SALE.

Located in vibrant Biloxi, MS, this 2270 SF commercial building, formerly a convenience store, offers ample open space and includes a walk-in cooler. Positioned on 0.09 acres of commercially zoned land, its prime location ensures high visibility and foot traffic, ideal for various businesses. While some work is needed, this property presents an excellent opportunity for entrepreneurs looking to establish or expand their ventures in Biloxi's thriving commercial landscape.

Call Broker for additional information.

# PROPERTY INFORMATION

| | |
|---|---|
| Year Built: | 1980 (Public Records) |
| Total Floors: | 1 |
| County: | Harrison |
| Parcel #: | 1410e-01-039.000 |
| Tax Annual Amount: | $1,374 (2022) |
| Leasehold: | No |
| Flood Insurance Required: | Yes (Subject to Survey) |
| Lot Features: | Interior; City Lot; Level |
| Legal Description: | LOT 50 X 77 FT MORE OR LESS S BY SEYMOUR E BY CAILLAVET ST. N BY STREET W BY WALKER SEC. BLK, 158 |

| | |
|---|---|
| Foundation: | Slab |
| Exterior Construction: | Block; Solid Masonry |
| Walls - Interior: | Sheetrock |
| Window Features: | Metal |
| Ceiling Height: | 8' - 10.9' |
| Flooring: | Terrazzo |
| Lighting: | Fluorescent |
| Heating: | Central |
| Cooling: | Central Air |
| Sewer: | Public |

| | |
|---|---|
| Price Includes: | All Equipment; Building and Land |
| Current Use: | Vacant |
| Possible Use: | Bar/Tavern/Lounge; Commercial; Convenience Store; Food Service; Vacant |
| Business Type: | Convenience Store |
| Parking: | Parking Lot; Paved Drive |
| Additional Transportation: | Airport 3+ Miles; City Street; Interstate 1 Mile or Less |
| Commercial Features: | Delivery Door; Display Window(s); 1 Restroom |

| | |
|---|---|
| Water Source: | Public |
| Available Utilities: | Electricity, Sewer and Water |
| Accessibility Features: | Customized Wheelchair Accessible |
| Location: | Central Business District; City; City Street; Commercial Retail; Interstate 1 Mile or Less |
| Available Documents: | Legal Description; Photographs; Recorded Plat/Plan; Tax Info |

# 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.

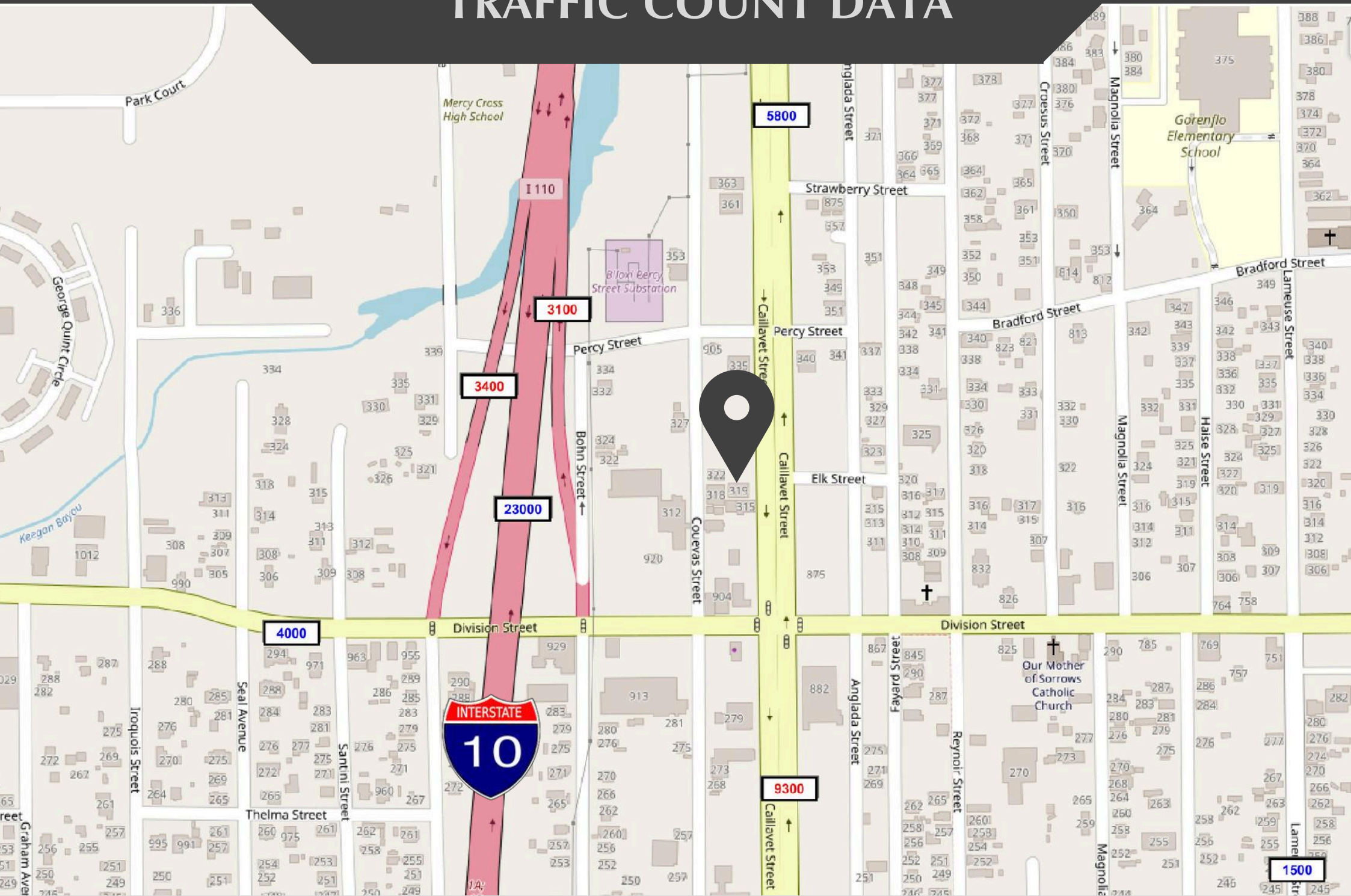
# AREA DEMOGRAPHICS

| | 1 MILE | 3 MILES | 5 MILES |
|---|---|---|---|
| 2018 ESTIMATED POPULATION | 4,986 | 31,190 | 66,393 |
| 2023 PROJECTED POPULATION | 5,330 | 33,878 | 70,635 |

| | 1 MILE | 3 MILES | 5 MILES |
|---|---|---|---|
| 2018 ESTIMATED HOUSEHOLDS | 2,055 | 11,630 | 25,980 |
| 2023 PROJECTED HOUSEHOLDS | 2,190 | 12,520 | 27,476 |

| | 1 MILE | 3 MILES | 5 MILES |
|---|---|---|---|
| 2018 ESTIMATED AVERAGE HOUSEHOLD INCOME | $43,095 | $49,425 | $54,555 |
| 2023 PROJECTED AVERAGE HOUSEHOLD INCOME | $42,172 | $49,291 | $54,166 |

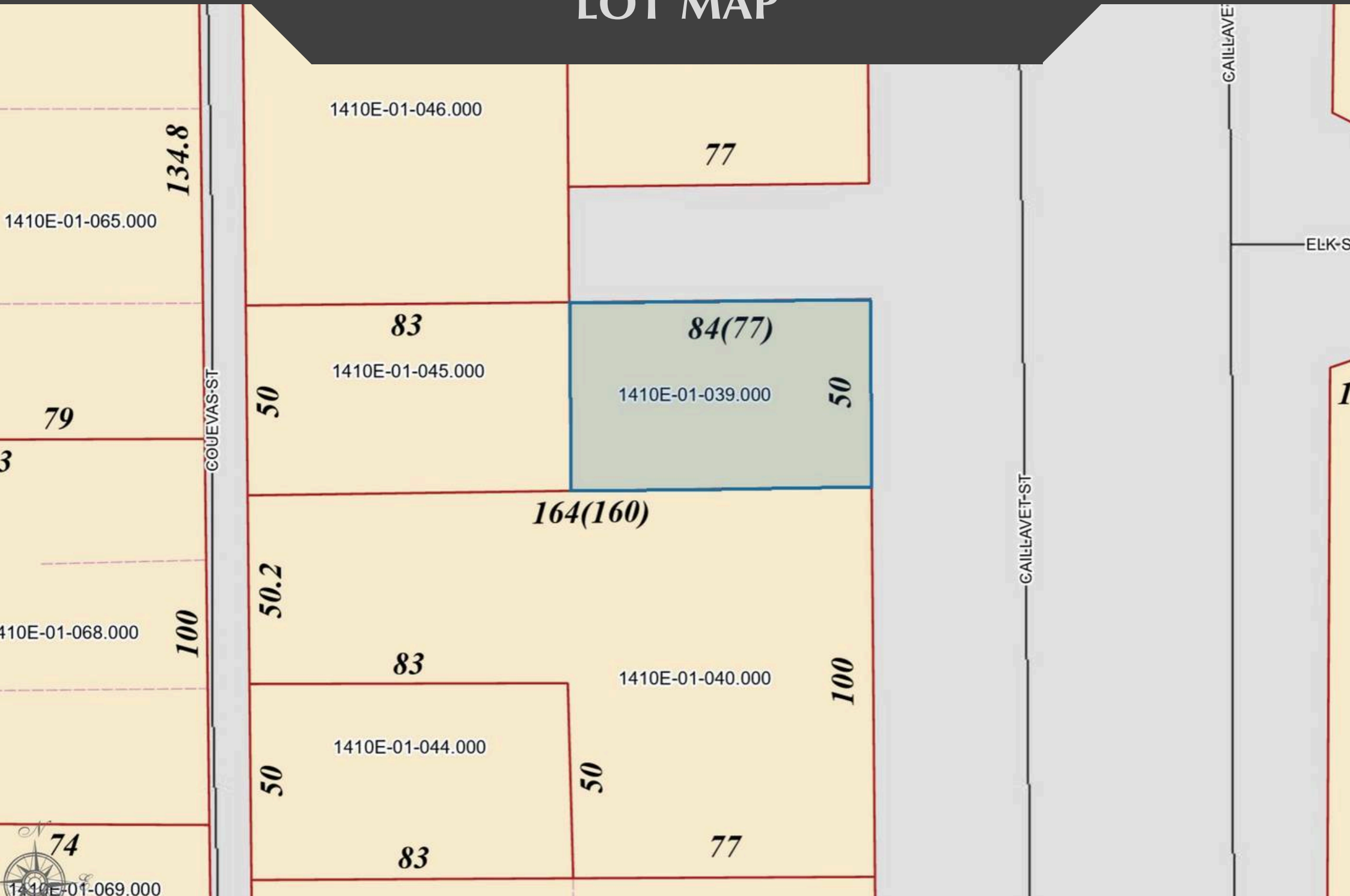
# TRAFFIC COUNT DATA



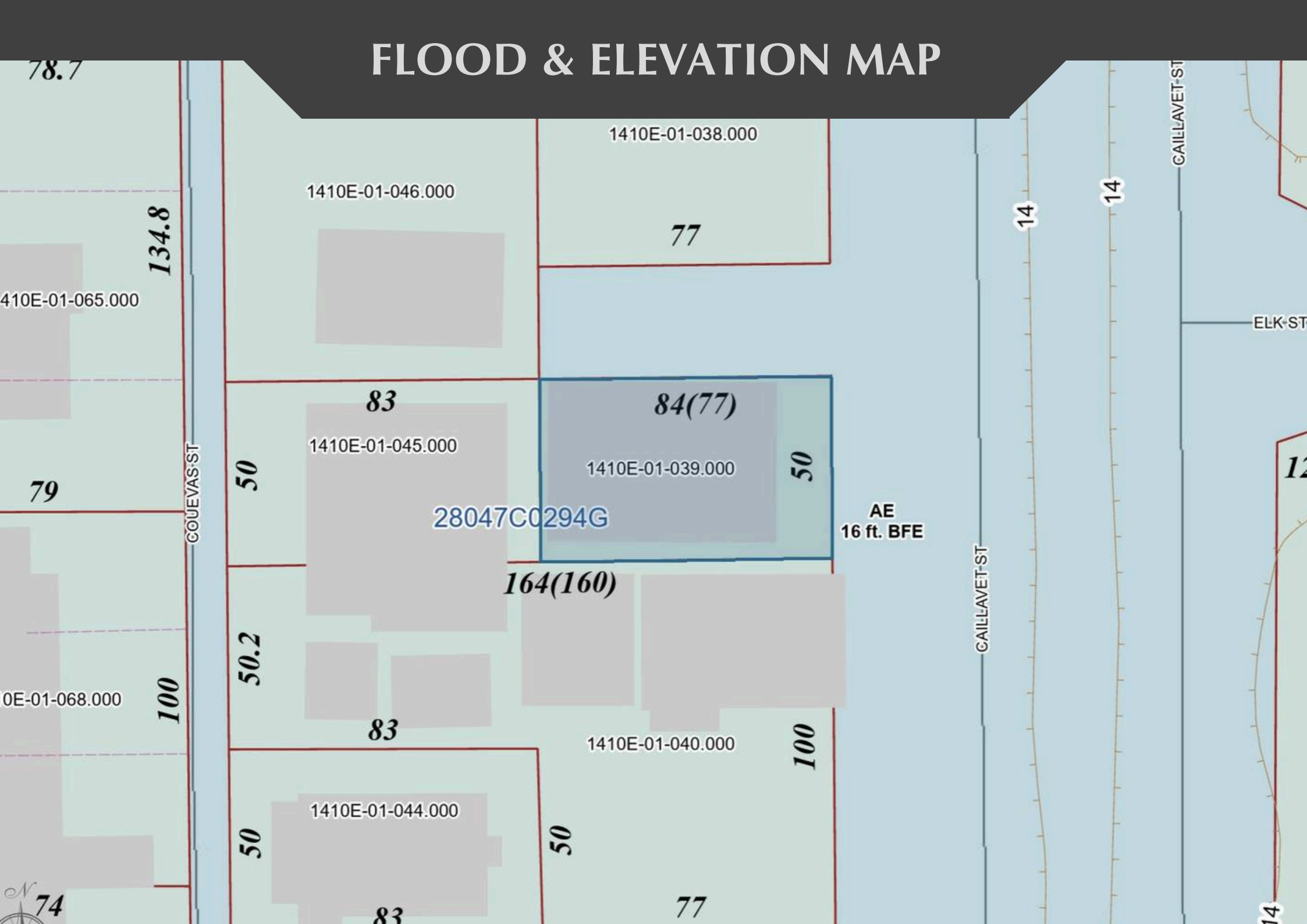
# AERIAL VIEW

Flower Link
The Bodega
Temporarily closed
Abarrotes Biloxi
Convenience store
Couevas St
Caillavet St
Elk St
Anglada St

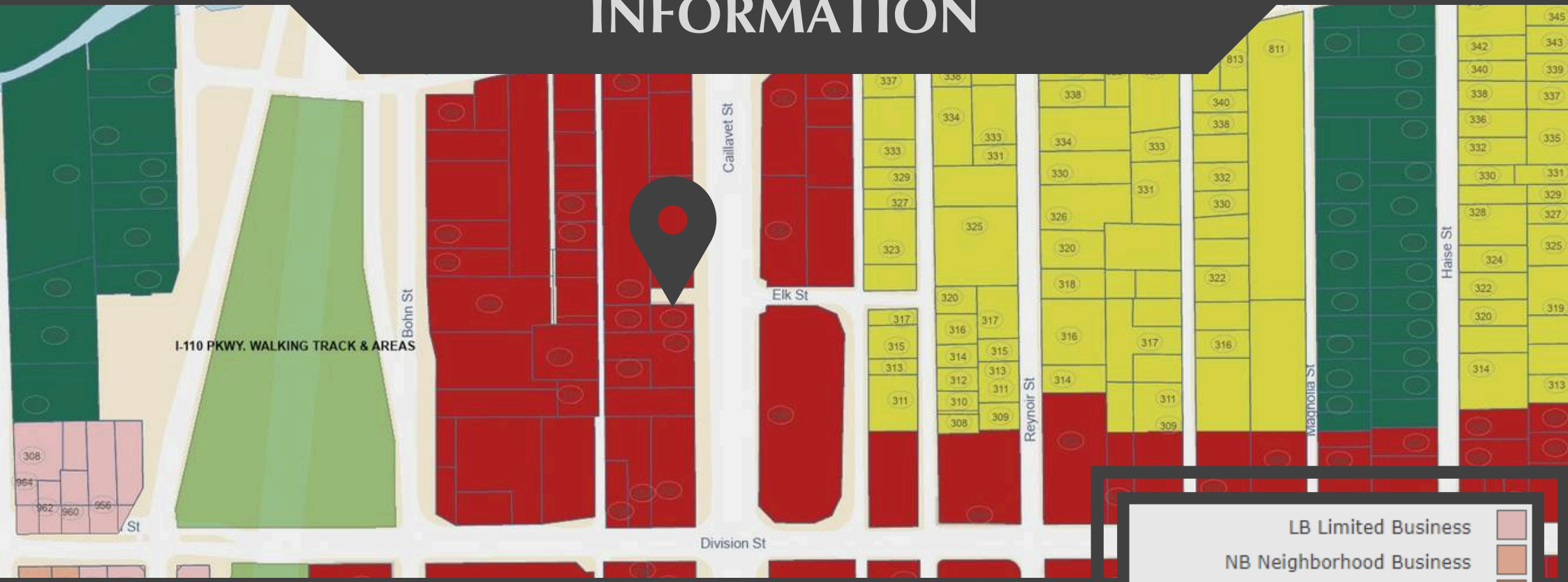
# LOT MAP


1410E-01-046.000
77
134.8
1410E-01-065.000
83
84(77)
1410E-01-045.000
1410E-01-039.000
50
50
79
COUEVAS ST
164(160)
50.2
100
1410E-01-068.000
83
1410E-01-040.000
100
1410E-01-044.000
50
50
74
83
77
1410E-01-069.000
CAILLAVET ST
ELK S

# FLOOD & ELEVATION MAP



# ZONING INFORMATION

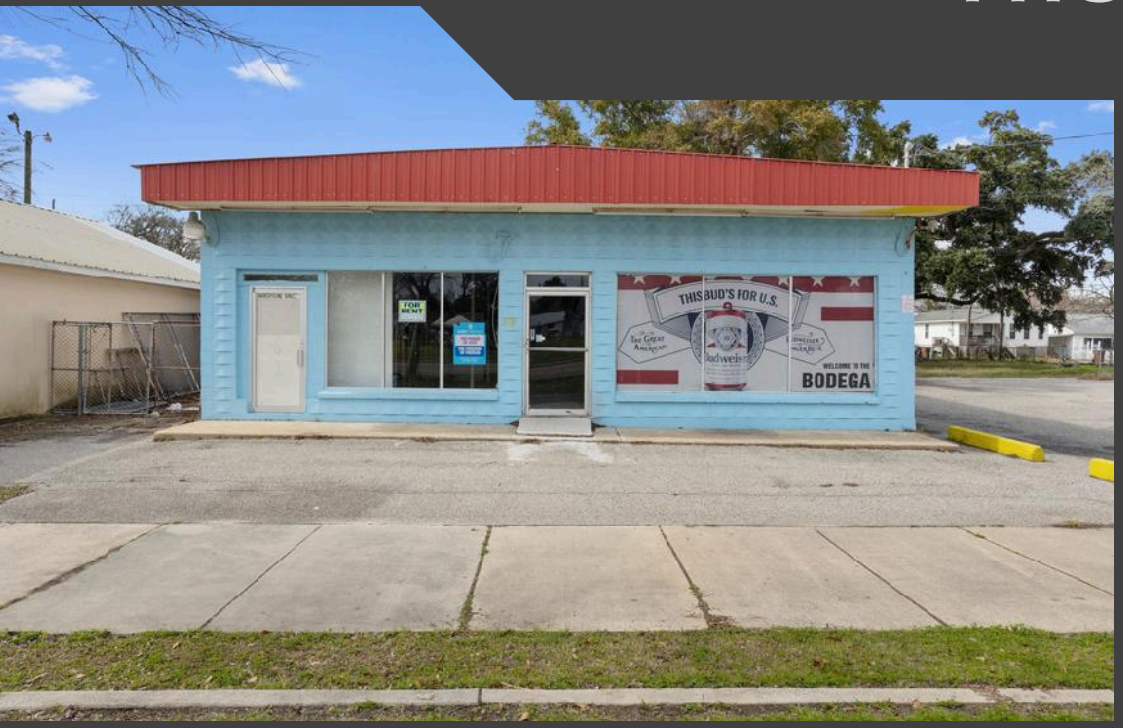


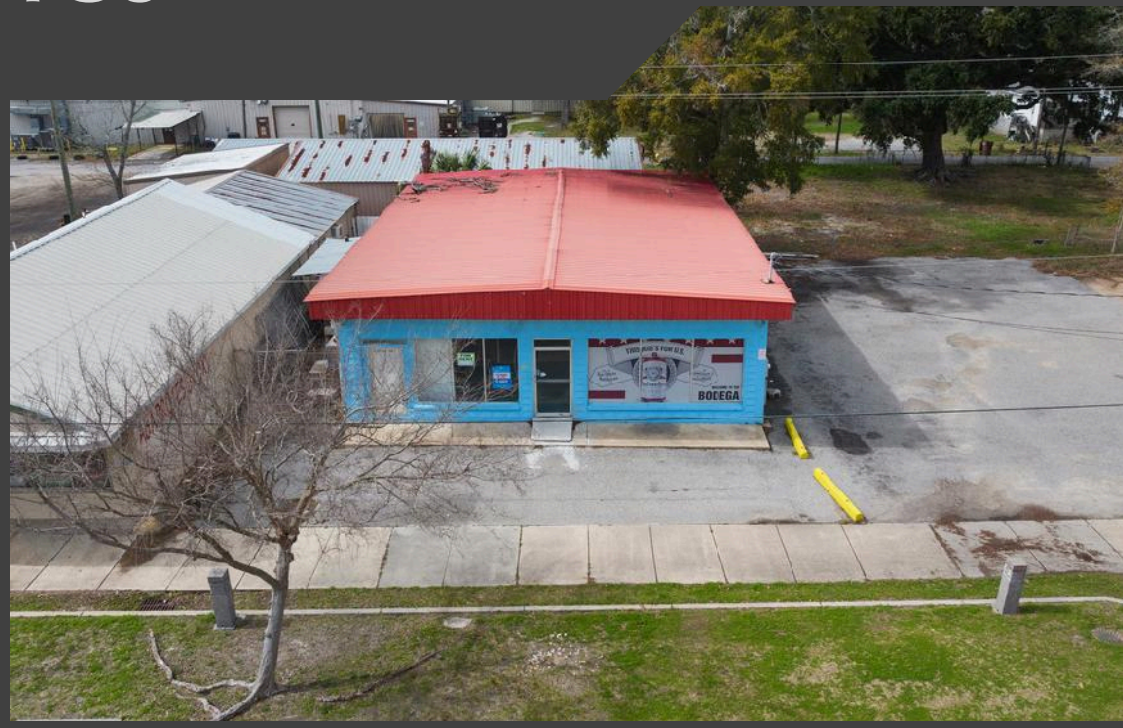

## ZONE RB - REGIONAL BUSINESS

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.

***Chart of Permitted Uses available upon request***

# PHOTOS

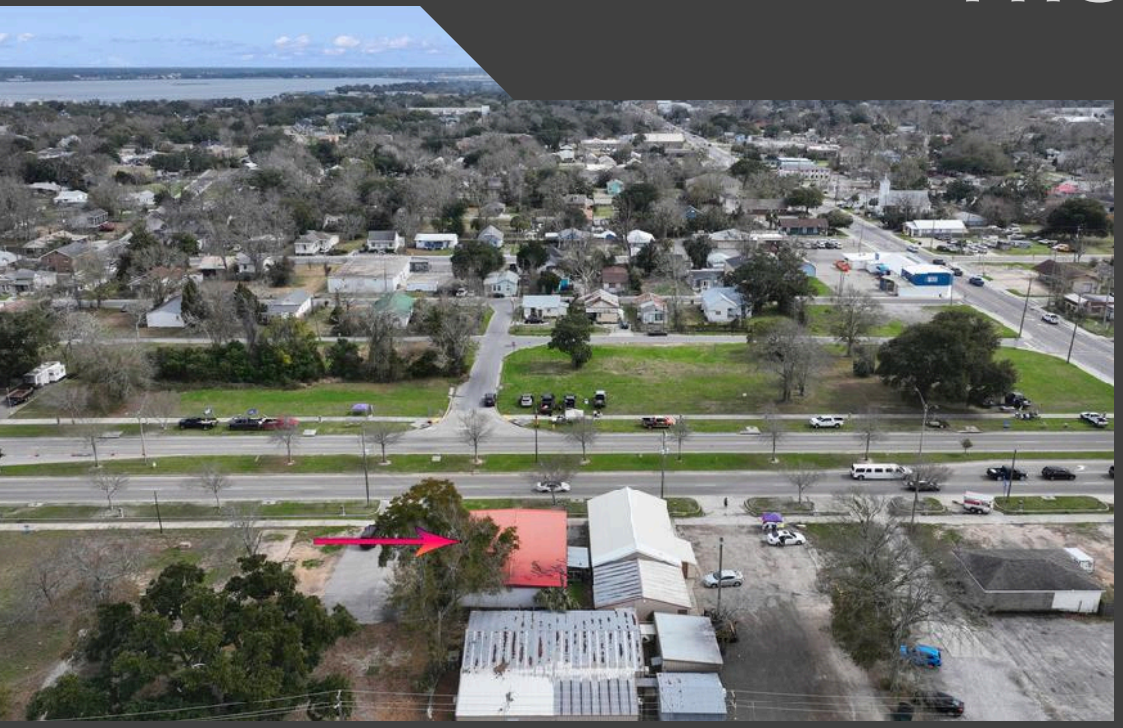

THIS BUD'S FOR U.S.
BODEGA

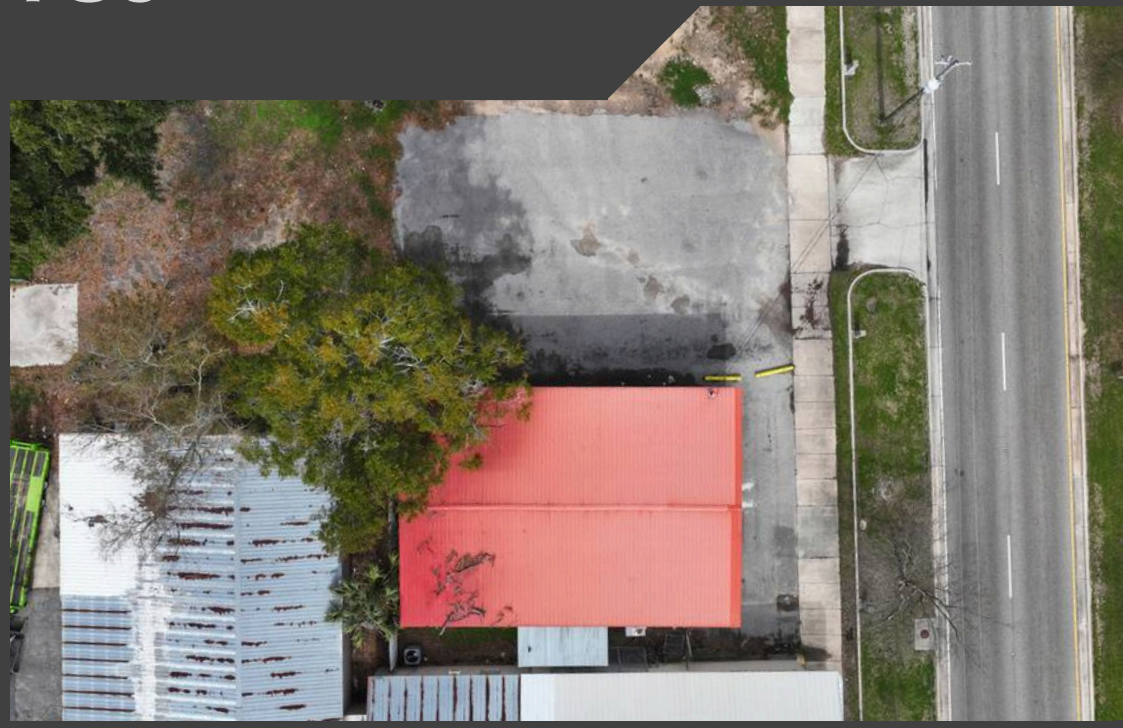

BODEGA

ABARROTES BILOXI
The Bodega
BODEGA

The Bodega
CORNERSTORE AND DELI

# PHOTOS





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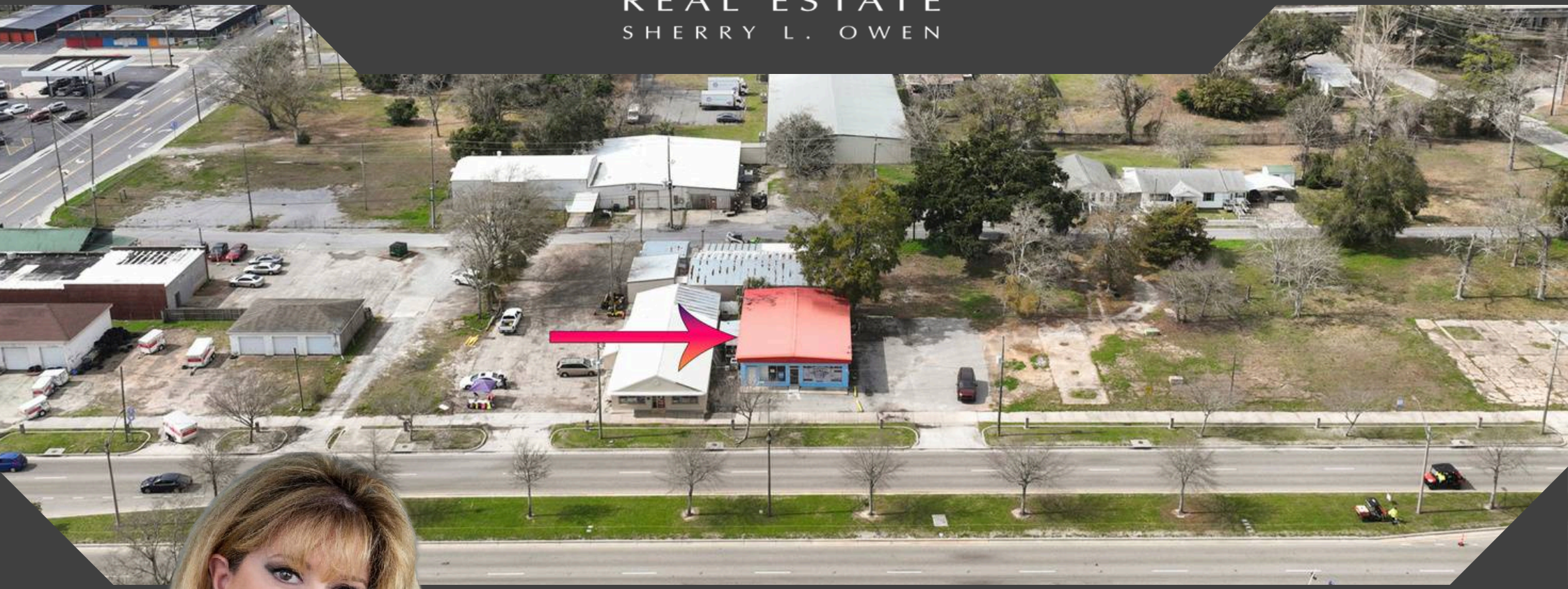

## OWEN & CO LLC, REAL ESTATE
### Sherry L. Owen
CRS, GRI, SFR, ABR
Owner/Broker

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