



# MEDICAL OFFICE BUILDING INVESTMENT PROPERTY

4540 W Railroad St, Gulfport, MS 39501

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## PROPERTY DESCRIPTION

Southeast Commercial is pleased to present a prime medical office investment opportunity located at 4540 W Railroad, Gulfport, MS. This property has been consistently leased to a stable, long-term tenant since 2007, providing reliable income for investors. The tenant, Memorial Hospital Gulfport, is the largest and most prominent hospital group in South Mississippi, further underscoring the strong demand for medical facilities in the area. The building is conveniently situated near the main hospital campus, enhancing its accessibility for patients and staff alike. Recent upgrades include a newly installed roof, new flooring and one new HVAC unit, ensuring the property is in excellent condition and provides a solid, long-term investment. Additionally, the lease structure is a Modified Gross lease, offering a balance of tenant and landlord responsibilities. Rental increases every year after the initial term. This opportunity combines a stable income stream with a prime location, making it an ideal addition to any investment portfolio.

## PROPERTY HIGHLIGHTS

## OFFICE BUILDING FOR SALE

### PROPERTY SUMMARY

## OFFERING SUMMARY

Sale Price:	\$999,000
Lot Size:	.50 Acres
Building Size:	5,132 SF
Cap Rate:	7%

DEMOGRAPHICS	5 MILES	10 MILES	15 MILES
Total Households	19,608	44,969	88,673
Total Population	48,511	111,759	222,270
Average HH Income	\$65,889	\$74,577	\$79,062







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OFFICE BUILDING FOR SALE

AERIAL



SOUTHEAST  
COMMERCIAL  
REAL ESTATE





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ADDITIONAL PHOTOS

SOUTHEAST COMMERCIAL REAL ESTATE | 2310 19th Street Gulfport, MS 39501 | <https://southeastcre.com>



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COMMERCIAL**  
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