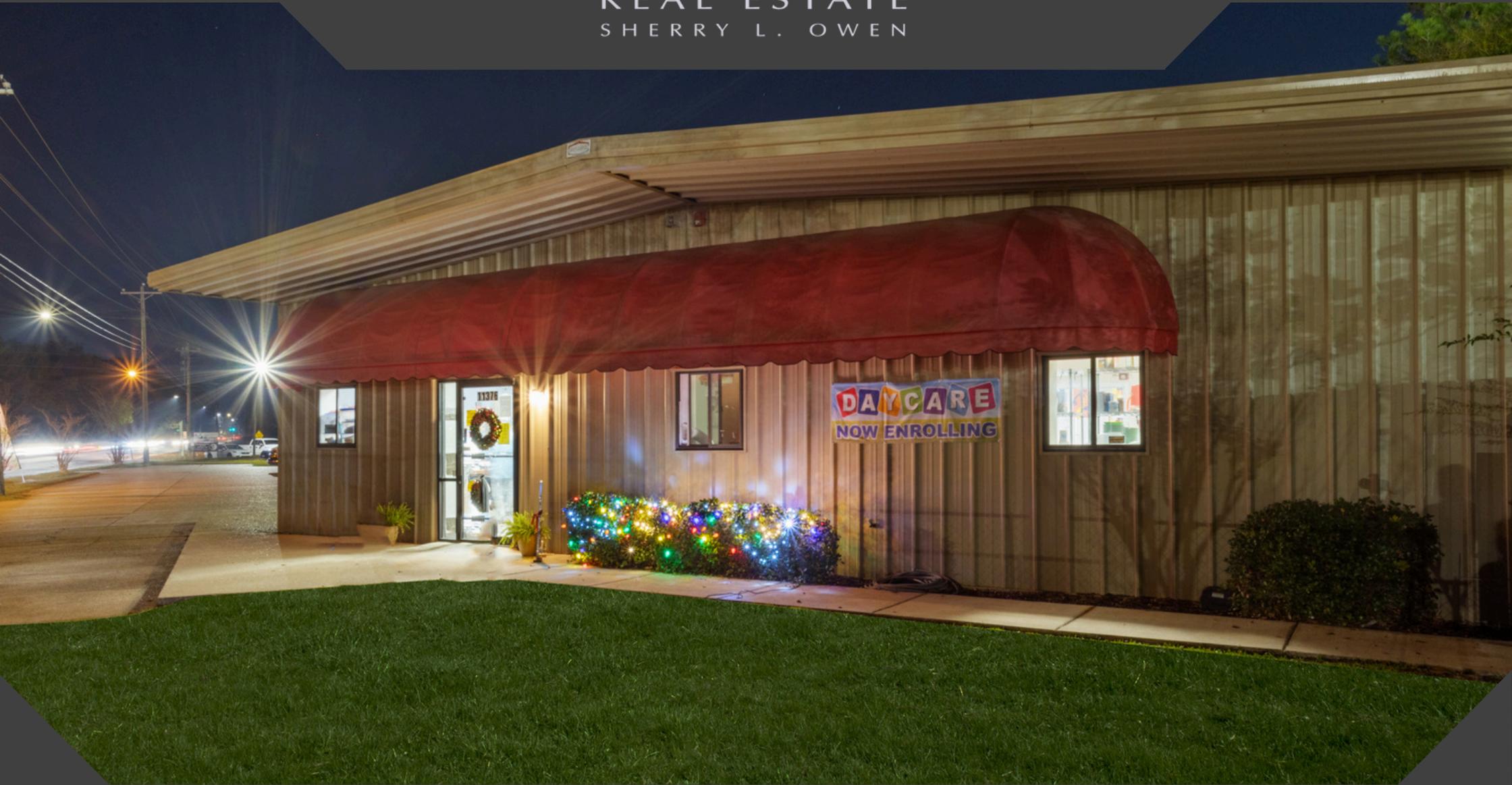


Owen & Co., LLC
REAL ESTATE
SHERRY L. OWEN



FOR SALE
CHILD CARE CENTER
11376 Three Rivers Rd, Gulfport, MS 39503

PROPERTY INFORMATION

List Price	\$1,475,000	Showing Requirements	Appointment Required; Appointment Only; Call Listing Agent; No Sign; Occupied; Restricted Hours; See Remarks
Bathrooms Total	3	Accessibility Features	Yes
Bathrooms Half	3	Commercial Features	Fire Alarm; Security System; Smoke Detector(s)
Total Square Footage	5,040	Levels	One
SqFt Source	Public Records	Square Footage Description	Ofc. Bldg 2500-5000 SF
List Price / SqFt	\$292.66	Walls - Interior	Sheetrock
Year Built	2001 (Public Records)	Flooring	Tile
Total Floors	1	Basement Features	Basement: No
Sub Agency	No	Roof	Metal
Legal Description	ALL THAT PART OF LOT 1 THAT LIES E OF THREE RIVERS RD & ALSO THE W 15 FT OF 5TH ST ADJ. TO E SIDE OF LOT 1 NOW VACATED AS PER FINAL DECREE #80,809 BLK 10 PECAN GROVE TRUCK FARMS RESURVEY SEC. 10-7-11	Heating	Central
	0808i-01-005.000	Fireplace	No
Parcel #	Business	Cooling	Central Air
Sub-Type	Full Service	Price Includes	See Remarks
Listing Service	Standard	Current Use	Commercial
Special Listing Conditions	0.53	Business Type	Child Care
Approx Lot Size Acres	Harrison	Possible Use	Commercial; Office; Retail
County	B2	Exterior Construction/Siding	Aluminum Siding
Zoning	N	Approx Age Code	Older 25+ Years
N or S of CSX RR	N	Parking Features	Concrete; On Site
N or S of I-10	N	Parking Spaces	25 Uncovered Spaces
Listing Agreement	Exclusive Right To Sell	Uncovered Parking?	1-25 Spaces
New Construction	No	Driveway Features	Concrete Drive
Owner/Agent	No	Location	City Street
Association	No	Lot Features	City Lot; Fenced
Tax Year	2024		
Tax Annual Amount	\$4,083		
Flood Insurance Required?	No		



ZONE

B-2



PRICE

\$1,475,000



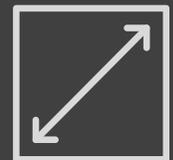
LOCATION

GULFPORT, MS



BUILDING SIZE

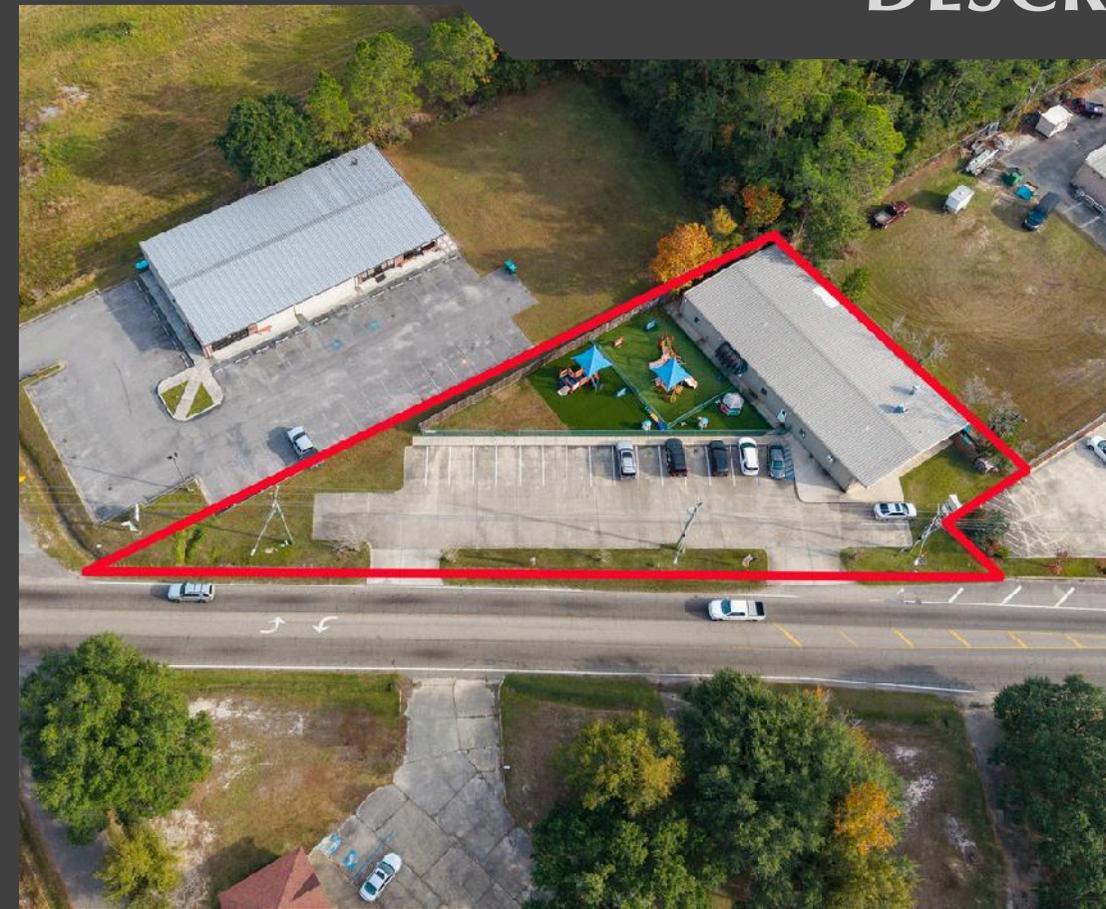
5040 SF



LOT SIZE

0.53 ACRES

PROPERTY DESCRIPTION



Child Care Center for Sale!!!

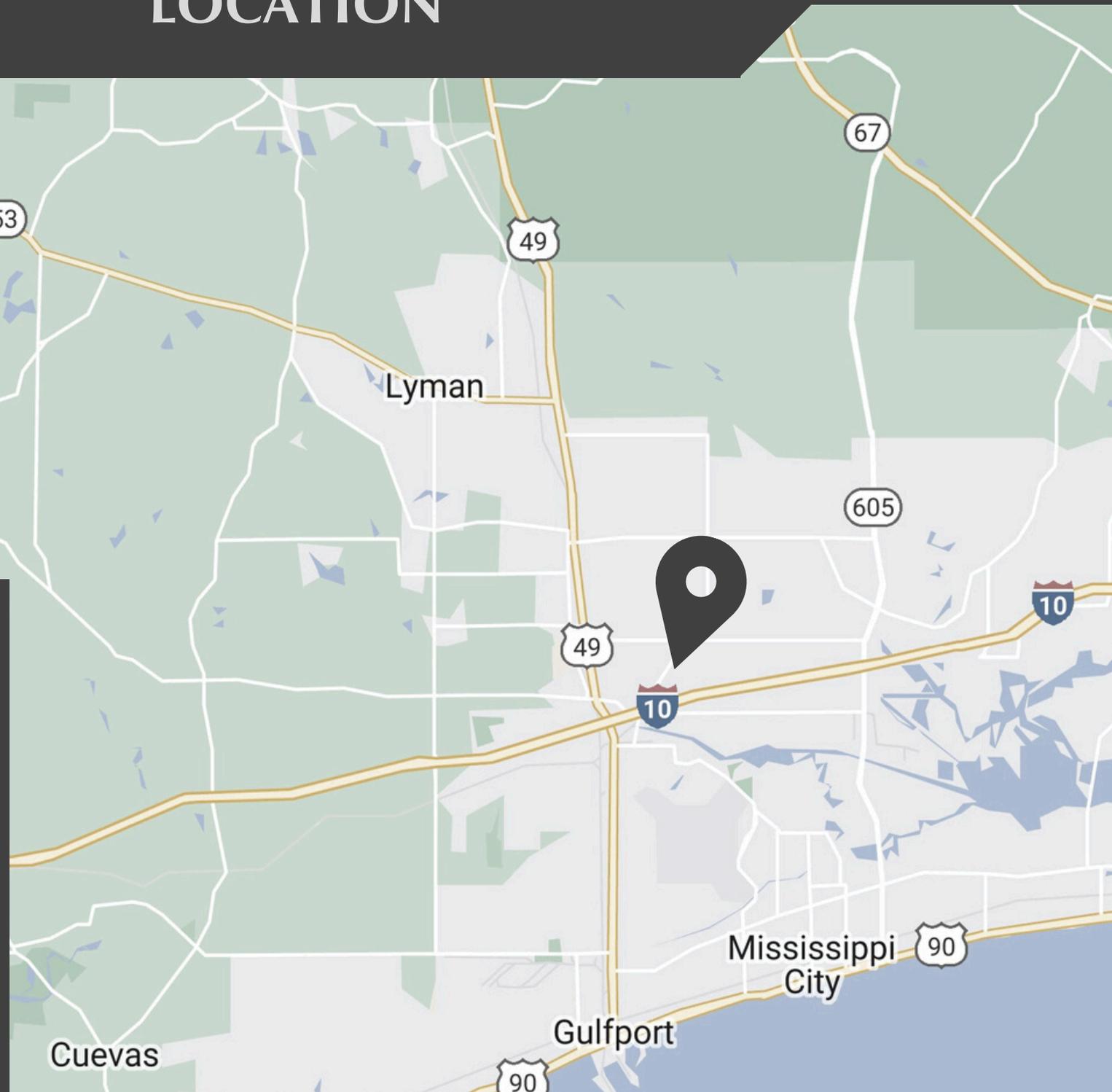
Discover an elevated child care environment where thoughtful design meets modern convenience. Fully renovated in 2023, this luxurious day care center offers a beautifully appointed infant care area, a sophisticated commercial kitchen, and an expansive outdoor turf play space. Perfectly positioned in a coveted central location and backed by 20+ years of trusted operation, this is a rare chance to acquire a high performing, turnkey business that stands out in both quality and reputation.

LOCATION

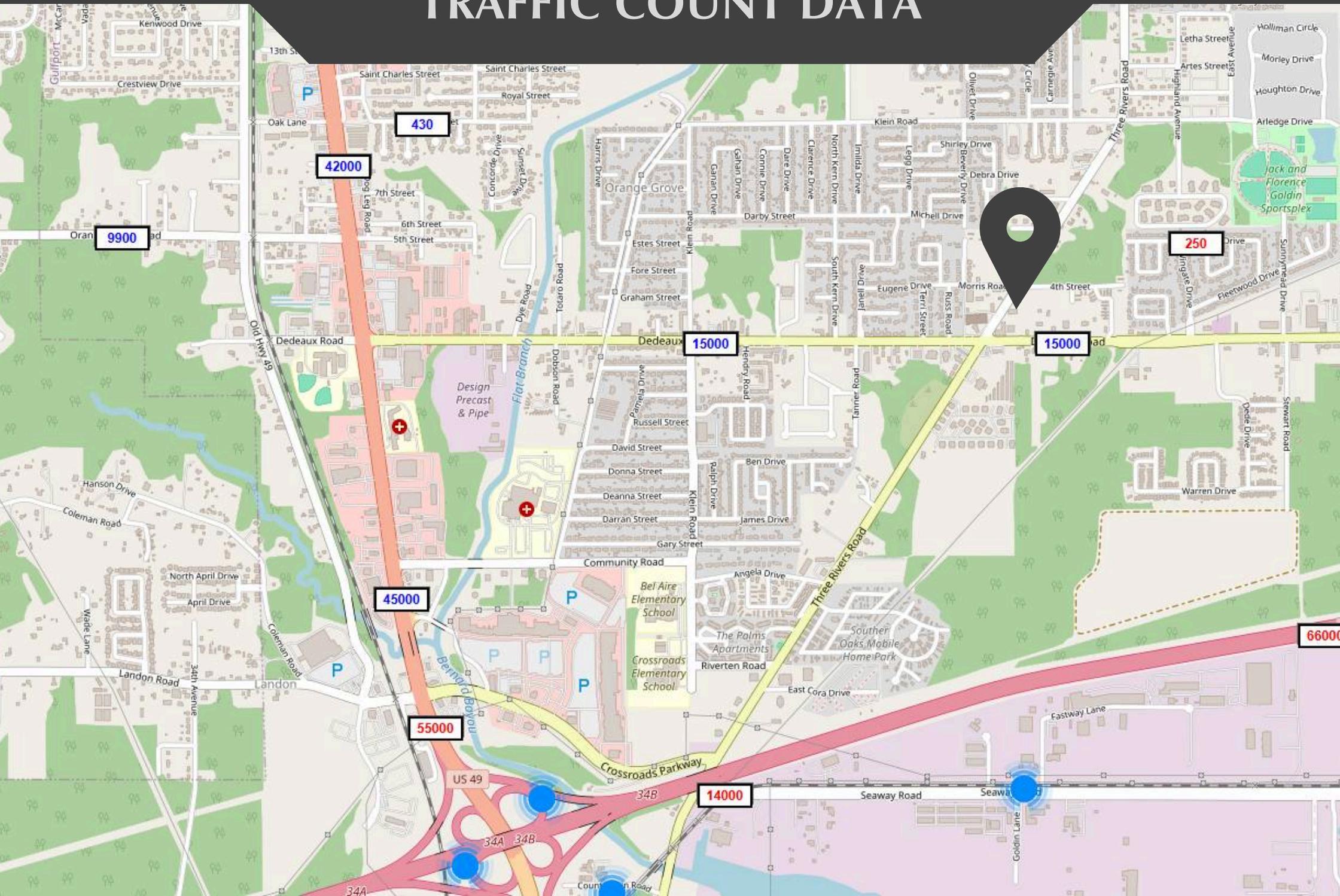


GULFPORT

Gulfport is the second-largest city in Mississippi and offers a variety of eateries, entertainment, recreation adventures and industry pillars. Hallmark locations such as the Port of Gulfport, Gulfport/Biloxi International Airport, Gulf Blue, Gulfport Sportsplex, Mississippi Aquarium, Jones Park, Lynn Meadows Discovery Center and much more are situated in the vibrant community of Gulfport.



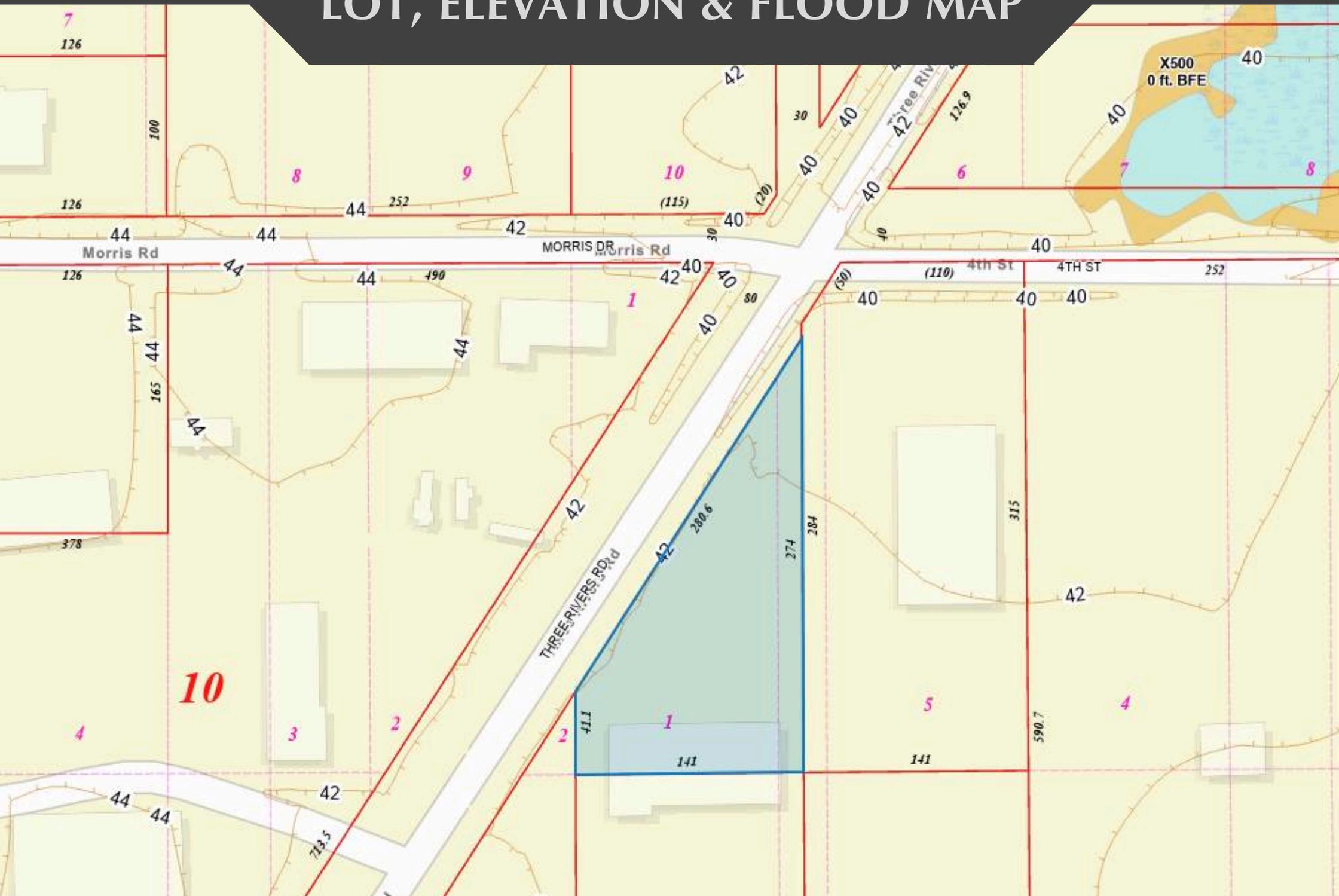
TRAFFIC COUNT DATA



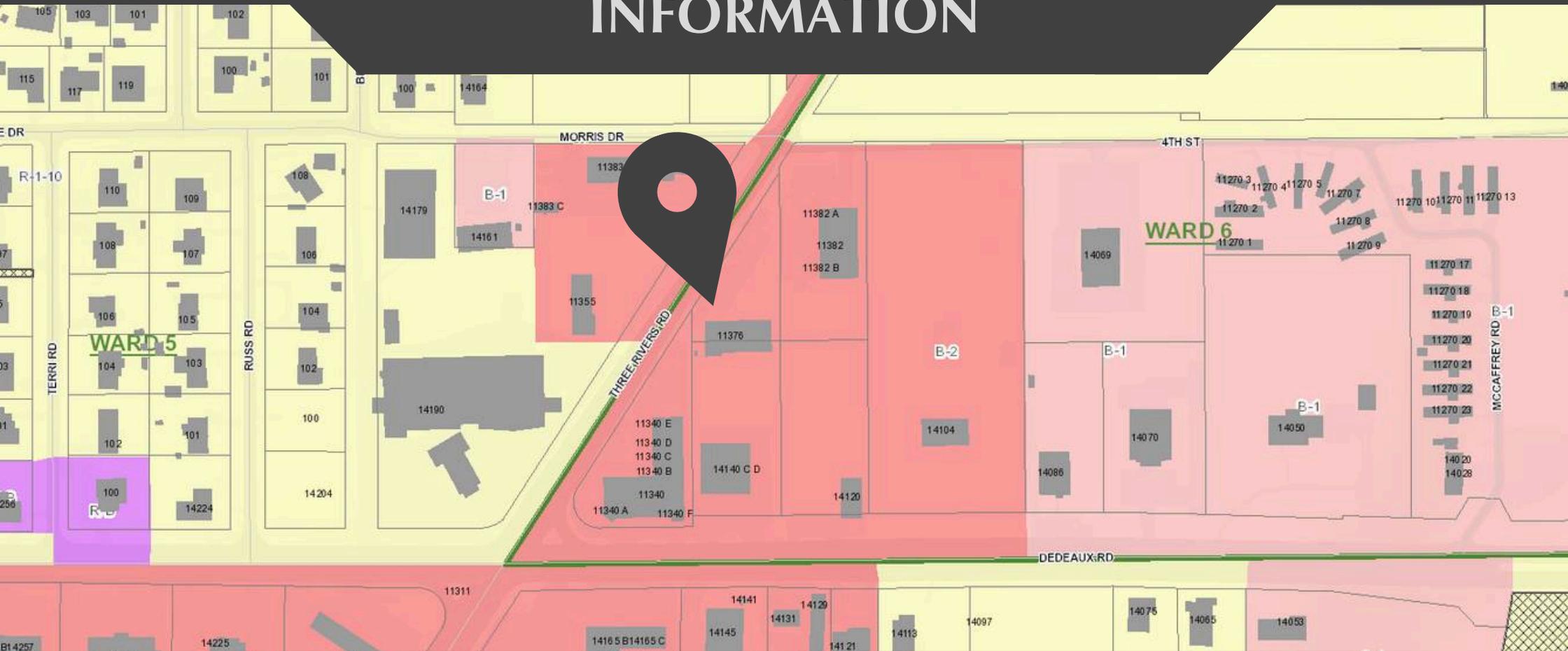
AERIAL VIEW



LOT, ELEVATION & FLOOD MAP



ZONING INFORMATION



B-2 - GENERAL BUSINESS DISTRICT

B-2 districts: General business districts. These districts are composed of land and structures occupied by or suitable for uses furnishing, in addition to the retail goods and services supplied by the neighborhood business districts, the wider range of retail goods and services required by residents of a group or community of neighborhoods, and by the city generally. Usually located on a thoroughfare or highway or near the intersection of principal thoroughfares or highways, these districts are large and within convenient distance of the area they serve. The district regulations are designed to permit the development of the districts for their purpose in a spacious arrangement of uses and structures. To protect the abutting and surrounding residential areas, certain requirements are placed on uses. It is intended that additional general business districts will be created, in accordance with the amendment procedure of this ordinance, as they are needed to serve groups of new neighborhoods or the city generally.

PHOTOS



PHOTOS



PHOTOS



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PHOTOS



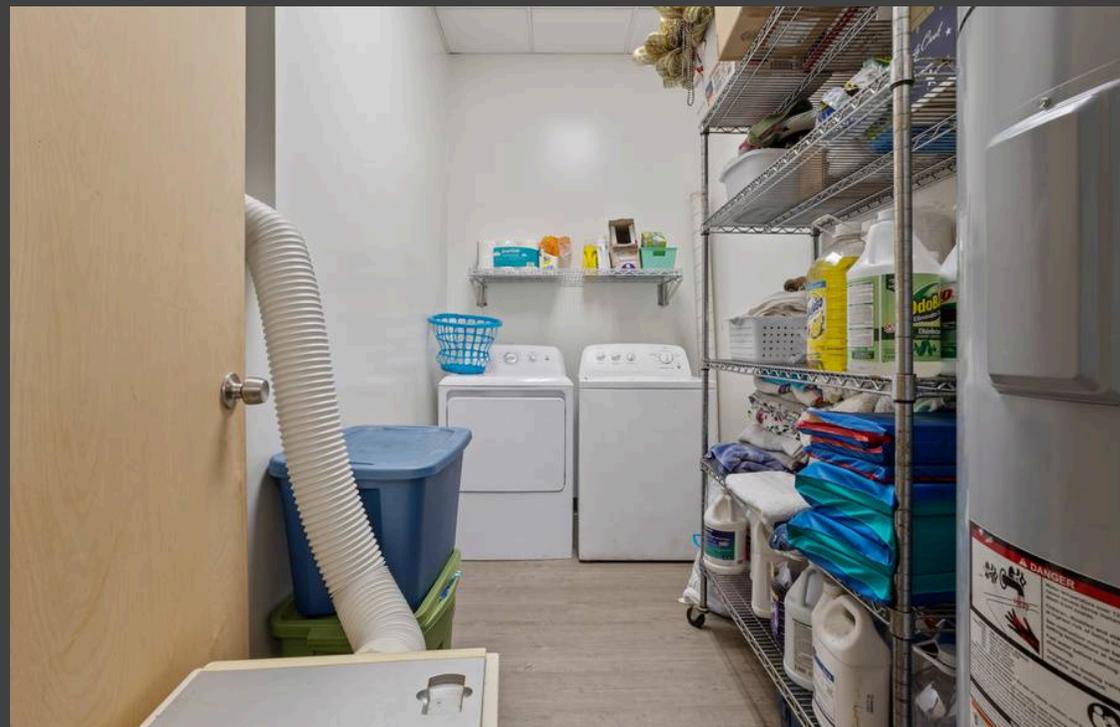
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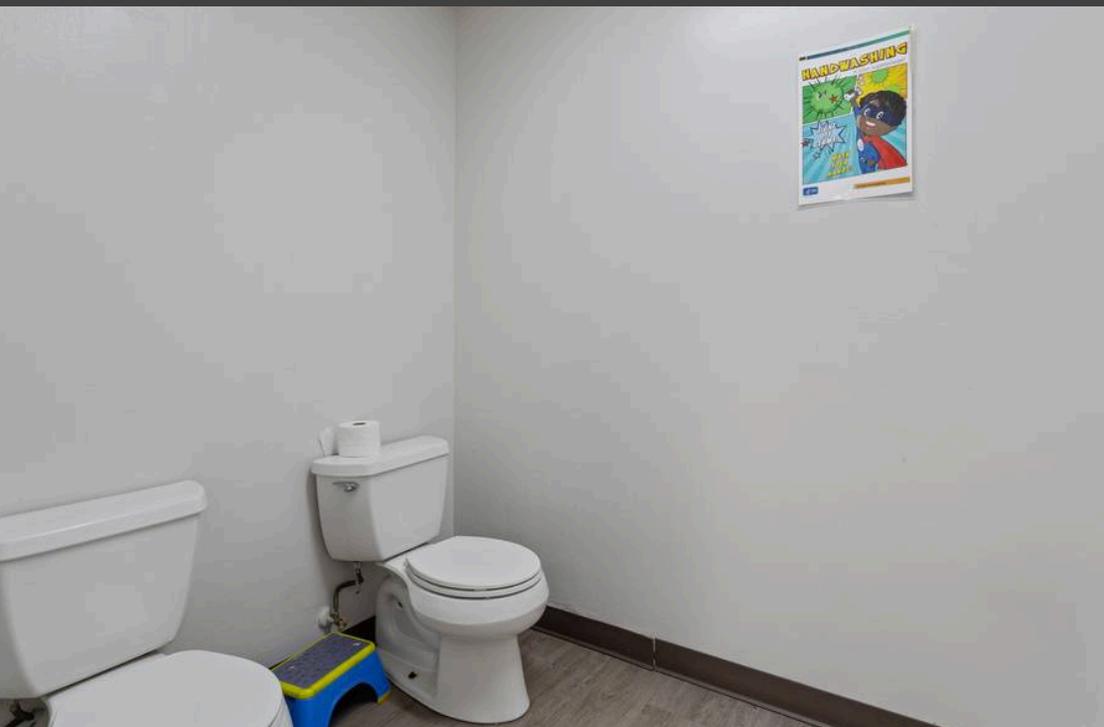
PHOTOS



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