

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



FOR SALE
COMMERCIAL OFFICE BUILDING
1415 24th Ave, Gulfport, MS 39501

PROPERTY INFORMATION



ZONE

T5 - URBAN CENTER ZONE



PRICE

\$600,000



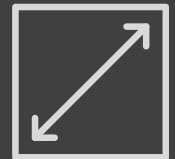
LOCATION

GULFPORT, MS



BUILDING SIZE

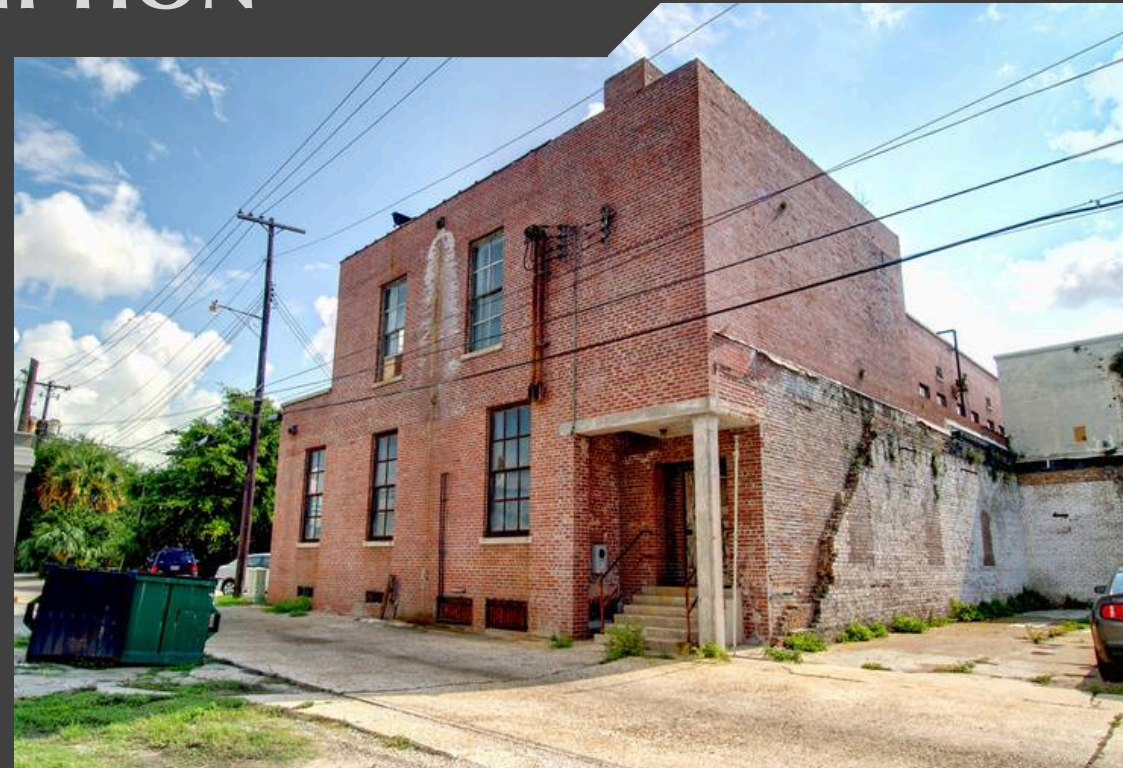
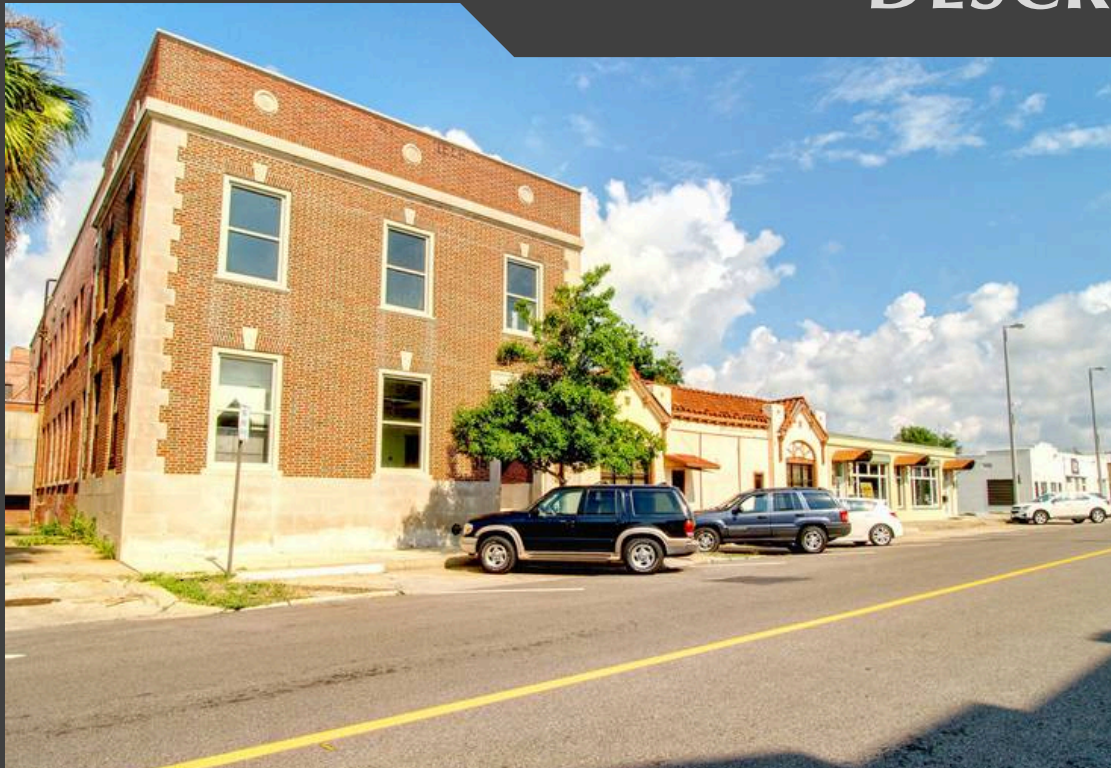
8,936 SF



LOT SIZE

0.18 ACRES

PROPERTY DESCRIPTION



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

Located in Downtown Gulfport across from City Hall in a T5 zone.

Built in 1920 with a total square footage of 8,936.

In need of renovation.

Purchaser and agent to verify all information. Seller is Broker in Real Estate.

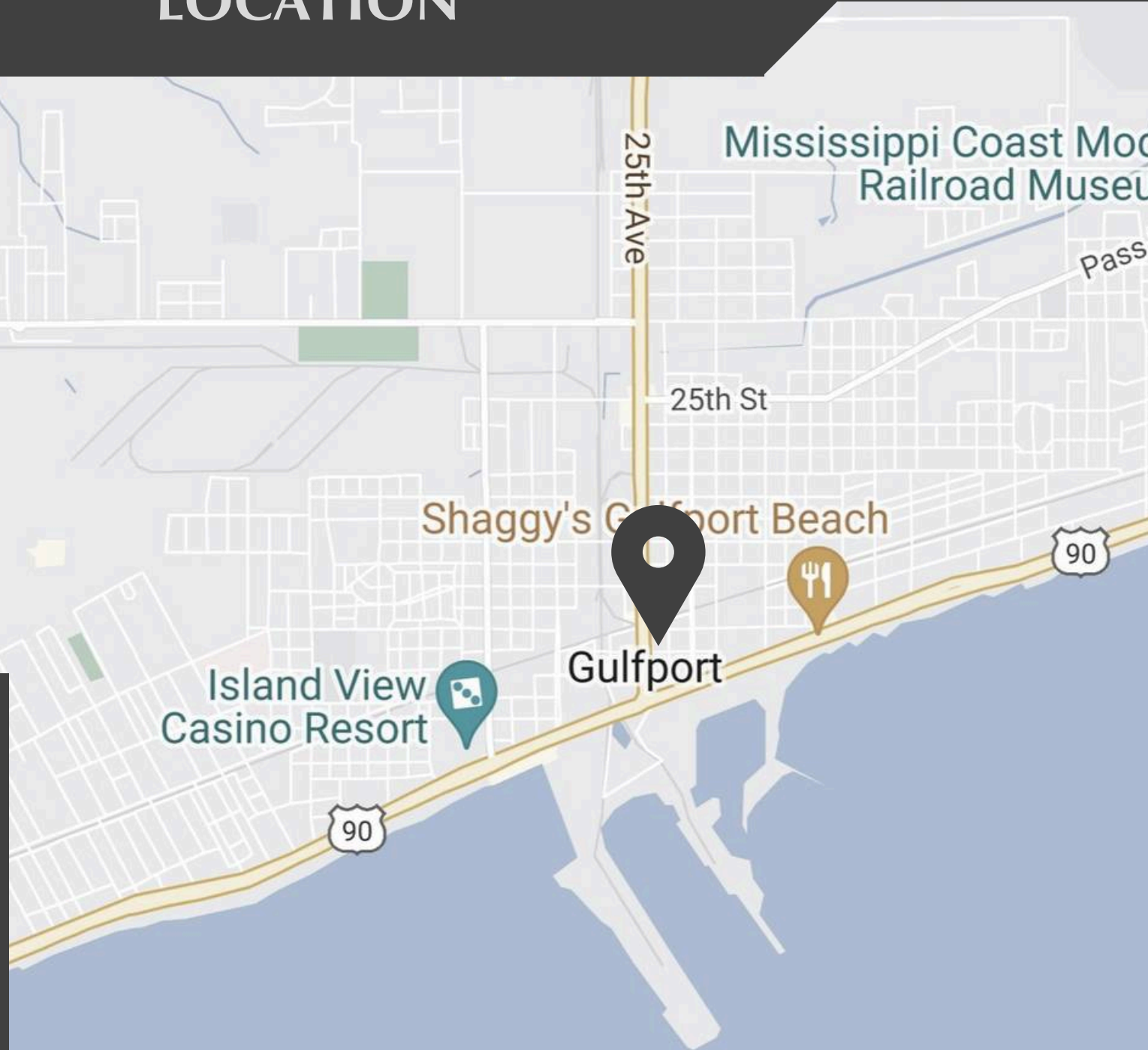
Call Broker for additional information and appointment.

PROPERTY INFORMATION

Year Built: 1920
Total Floors: 2
Bathrooms Half: 3
Total SqFt: 8,936
County: Harrison
Parcel #: 0811k-03-011.000
Lot Dimensions: 49 x 158 x 51 x 158
Lot Size: 0.18
Tax Annual Amount: \$2,971
Leasehold: No
Flood Insurance Required: Subject to Survey
Legal Description: LOTS 11 & 12 BLK 160 ORIGINAL
GULFPORT
Commercial Features: Employee Restrooms;; Fire Escape;
Public Restroom(s); Other
Levels: Two
Walls - Interior: Plaster
Ceiling Height: 11'-12.9'
Flooring: Concrete
Basement: Yes; Concrete
Roof: Tar/Gravel
Foundation Details: Concrete Perimeter
Sewer: Public
Utilities: Cable; Electricity; Natural Gas; Sewer
and Water Available

Water Source: Public
Price Includes: Building and Land
Structure Type: Lowrise 1-2 Floors
Exterior Construction/Siding: Brick Veneer; Concrete;
Masonry; Solid Masonry
Exterior Features: Rain Gutters
Covenants and Restrictions: Other
Lot Features: Near Beach; Views
Sale Options: Will Not Divide
Disclosures: As Is; Seller/Agent Relationship
Available Documents: Aerial Survey; Blueprints; Floor
Plans; Legal Description
Location Features: Airport 3+ Miles; City Street;
Downtown; Historic Area
Current Use: Unimproved
Possible Use: Professional/ Office;
Restaurant; Single Family;
Unimproved; Vacant
Professional/ Office
Business Type: Professional/ Office
Parking: Off Street; On Street
Occupied: No
Accessibility Features: No
N or S of CSX RR: South
N or S of I-10: South

LOCATION



DOWNTOWN GULFPORT

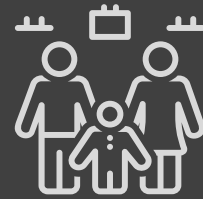
Gulfport is the second-largest city in Mississippi after the state capital, Jackson.

Downtown Gulfport is a rapidly growing urban area, home to dozens of business headquarter, dining, and entertainment destinations.

AREA DEMOGRAPHICS



	1 MILE	3 MILES	5 MILES
2018 ESTIMATED POPULATION	3,478	29,644	58,651
2023 PROJECTED POPULATION	3,335	31,359	62,340

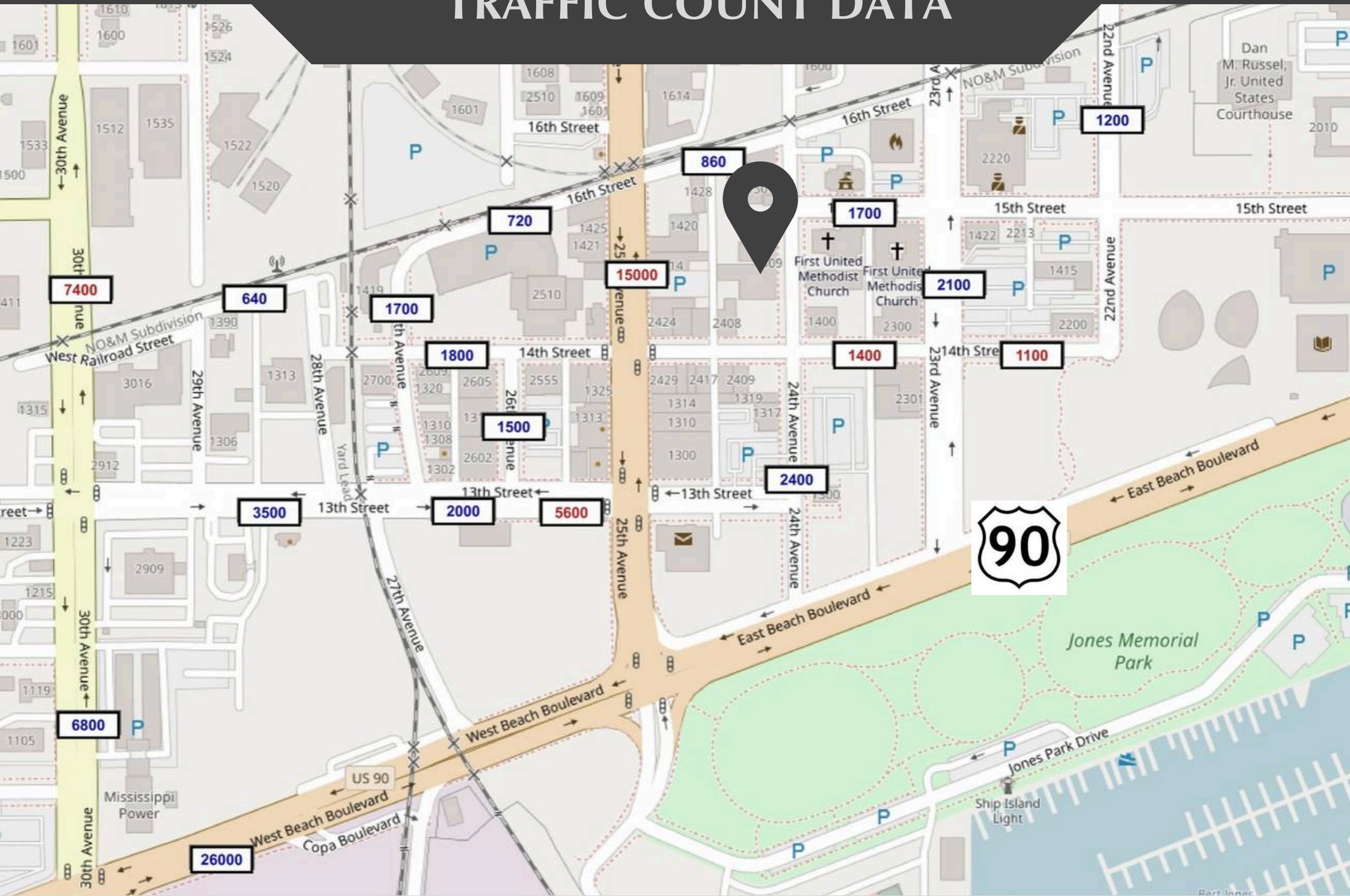


	1 MILE	3 MILES	5 MILES
2018 ESTIMATED HOUSEHOLDS	1,404	11,413	22,663
2023 PROJECTED HOUSEHOLDS	1,341	11,999	24,003

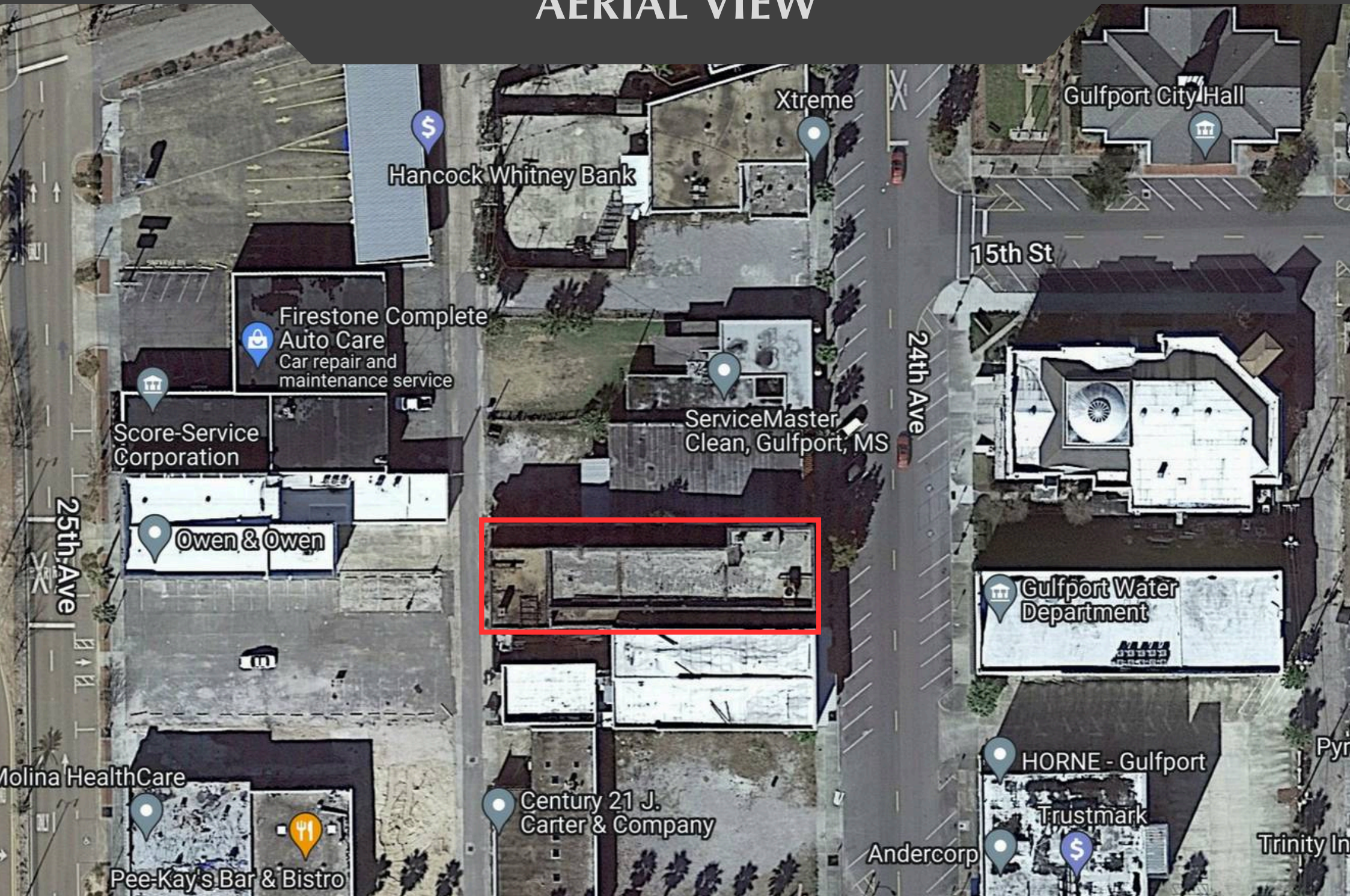


	1 MILE	3 MILES	5 MILES
2018 ESTIMATED HOUSEHOLD INCOME	\$38,727	\$38,521	\$50,428
2023 PROJECTED HOUSEHOLD INCOME	\$38,318	\$39,232	\$50,306

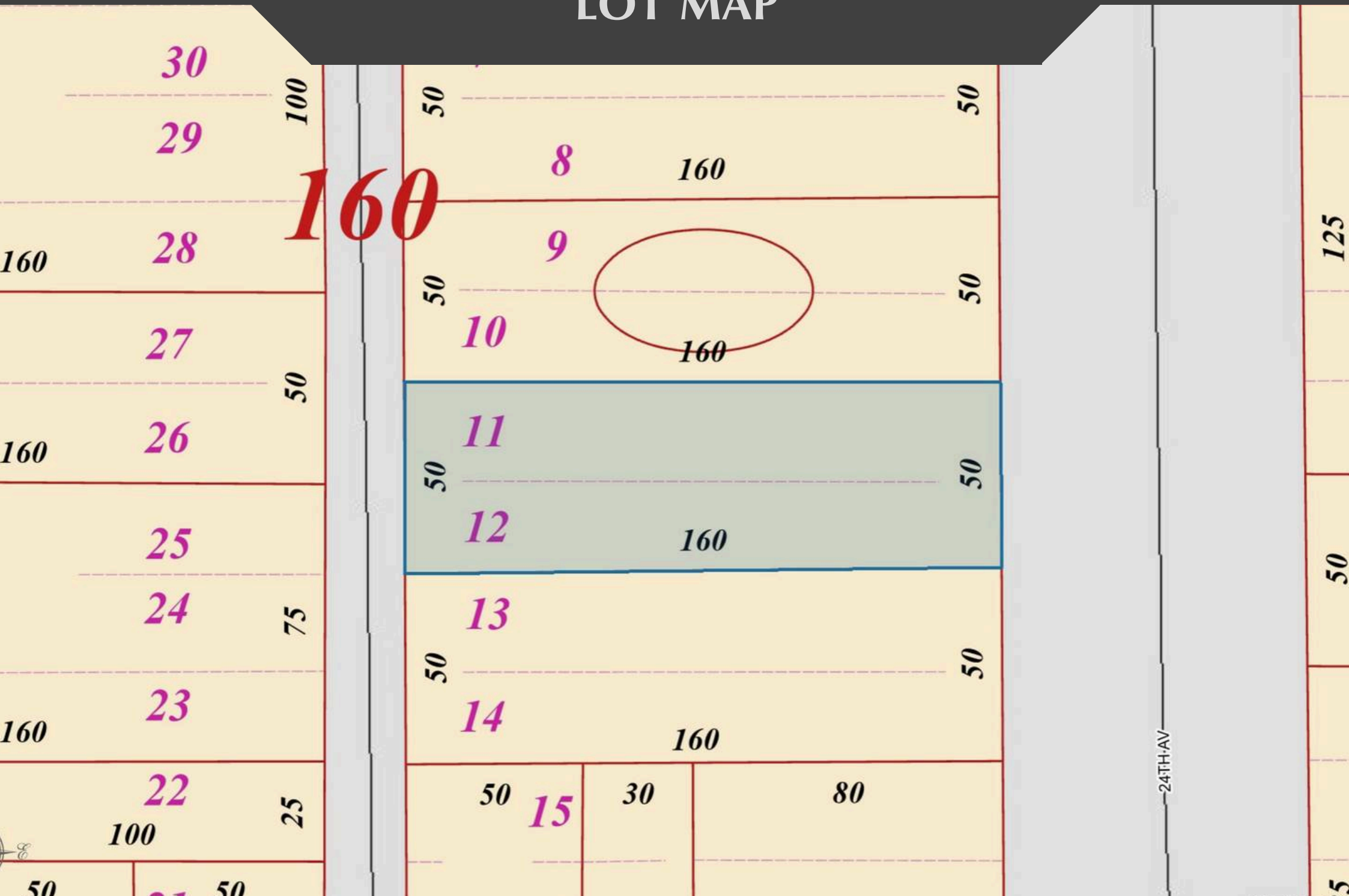
TRAFFIC COUNT DATA



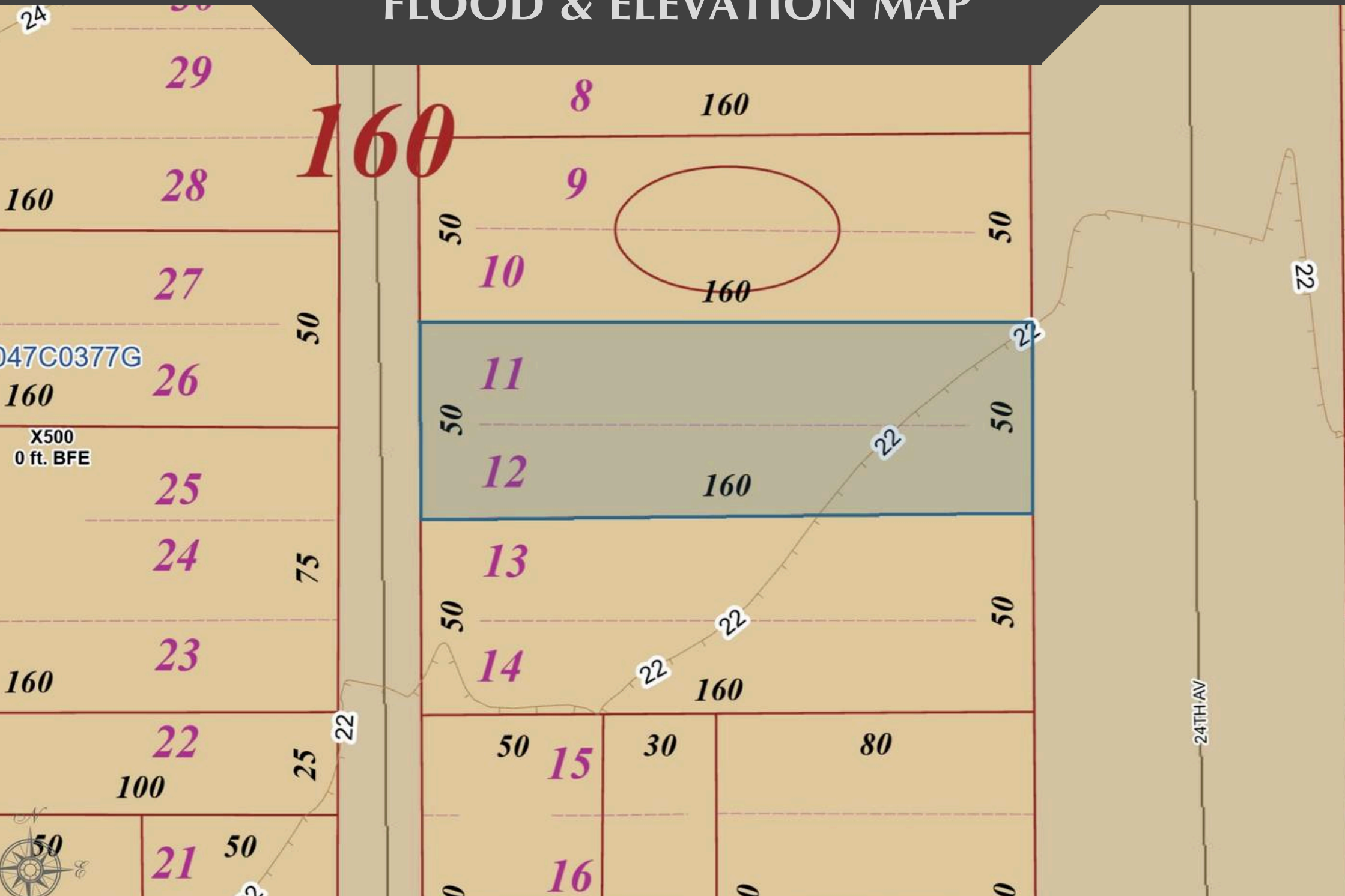
AERIAL VIEW



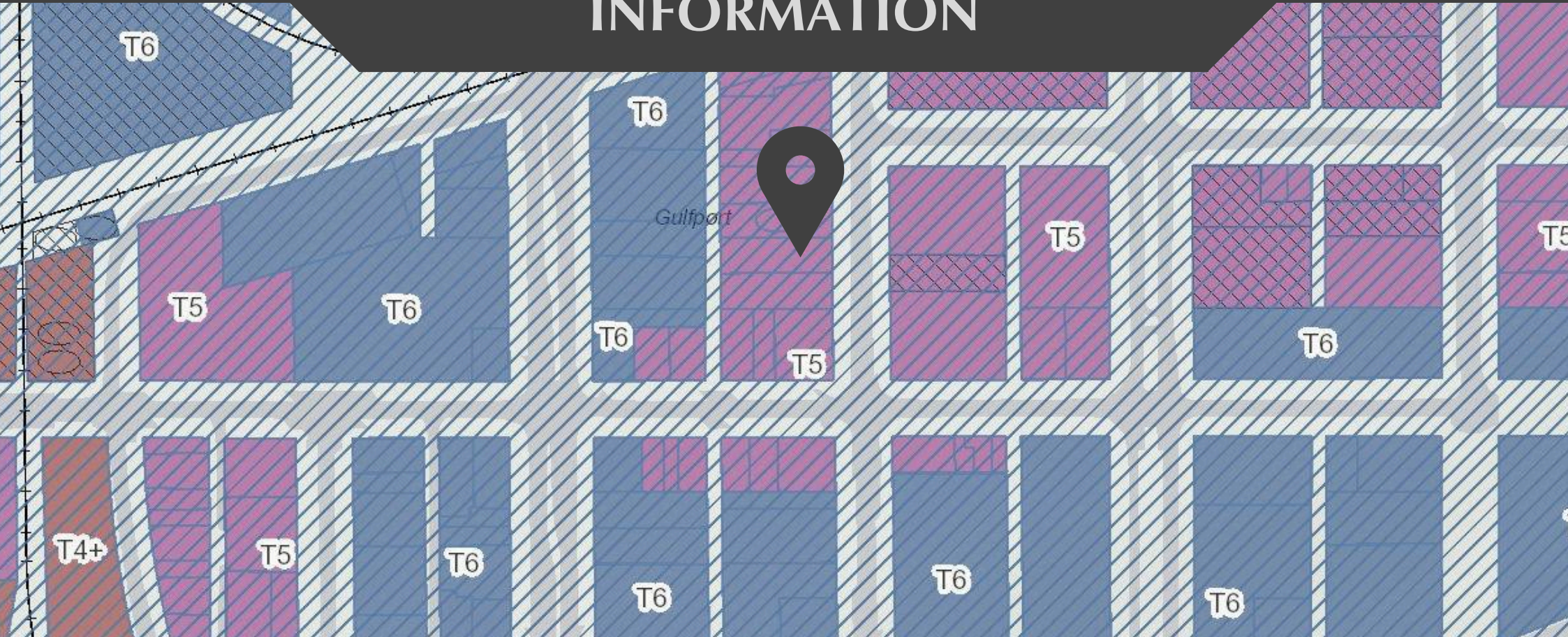
LOT MAP



FLOOD & ELEVATION MAP



ZONING INFORMATION



T5 - URBAN CENTER ZONE

Urban Center Zone Consists of shops mixed with townhouses, apartments and offices. Buildings are predominantly attached. The network of streets is tight and there are wide sidewalks for shoppers and walkers. Buildings are close to the front lot line, with interesting facades for shoppers. It provides an active pedestrian environment. Buildings are 2-6 stories high, maximum 8 stories using transfer-of-development rights.

Chart of Permitted Uses available upon request

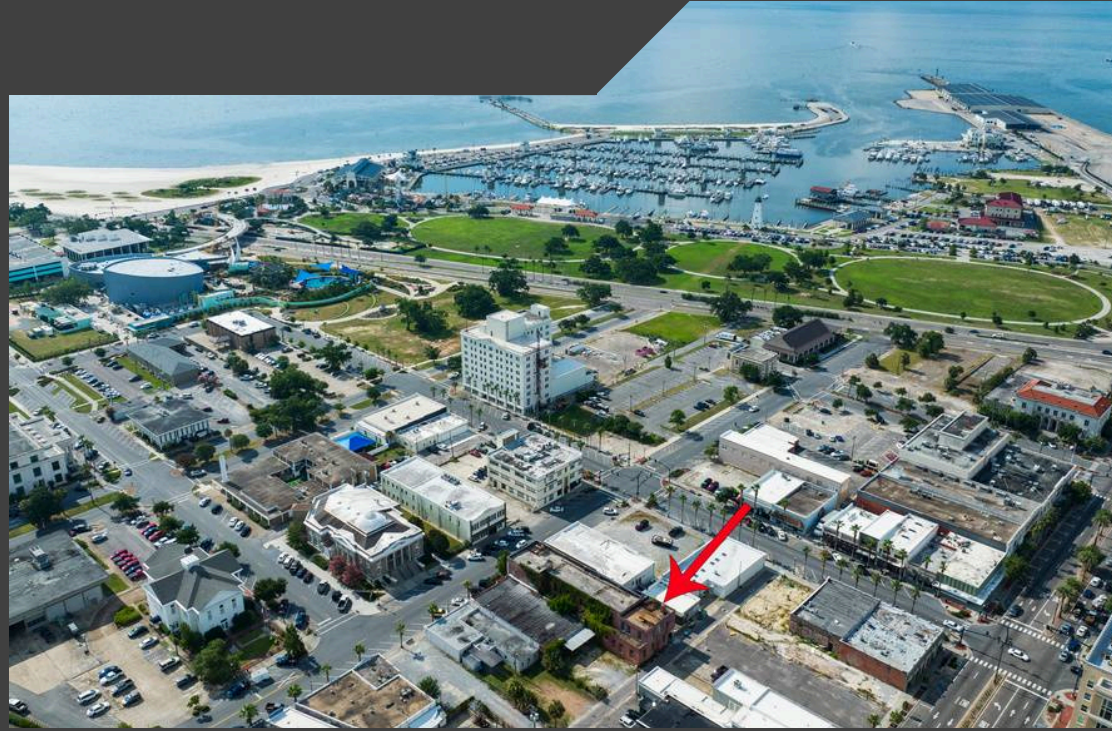
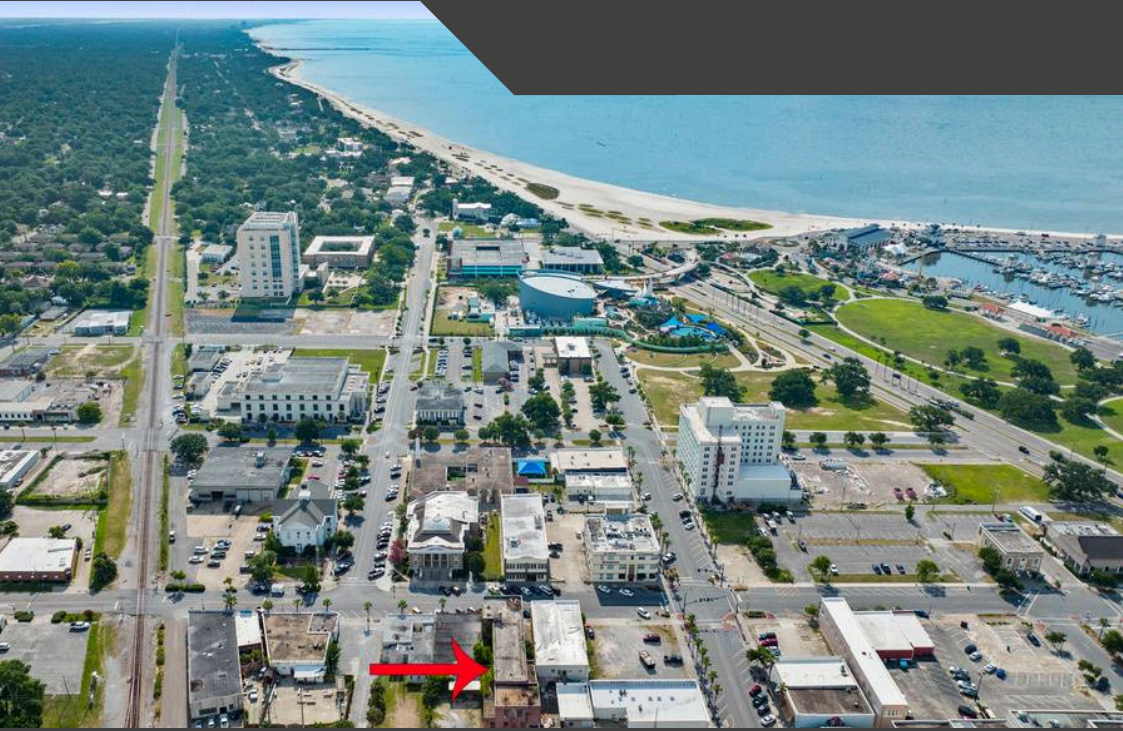
DISTRICT REGULATIONS

T5 - URBAN CENTER ZONE CONSISTS OF SHOPS MIXED WITH TOWNHOUSES, APARTMENTS AND OFFICES.

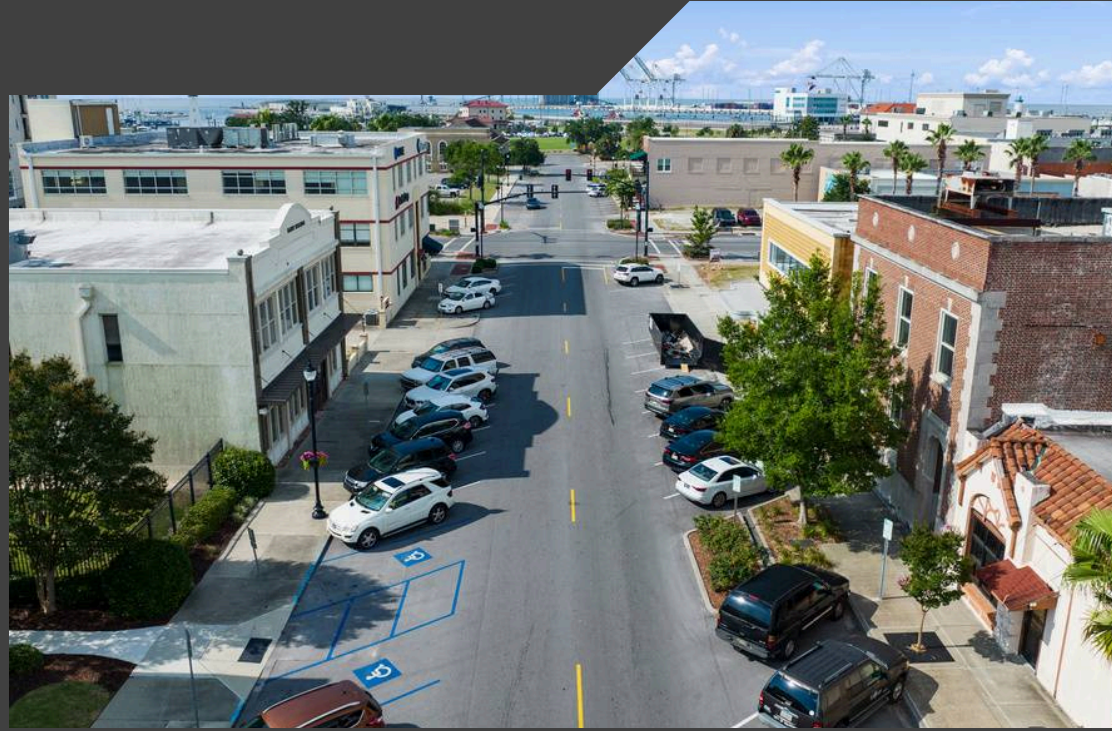
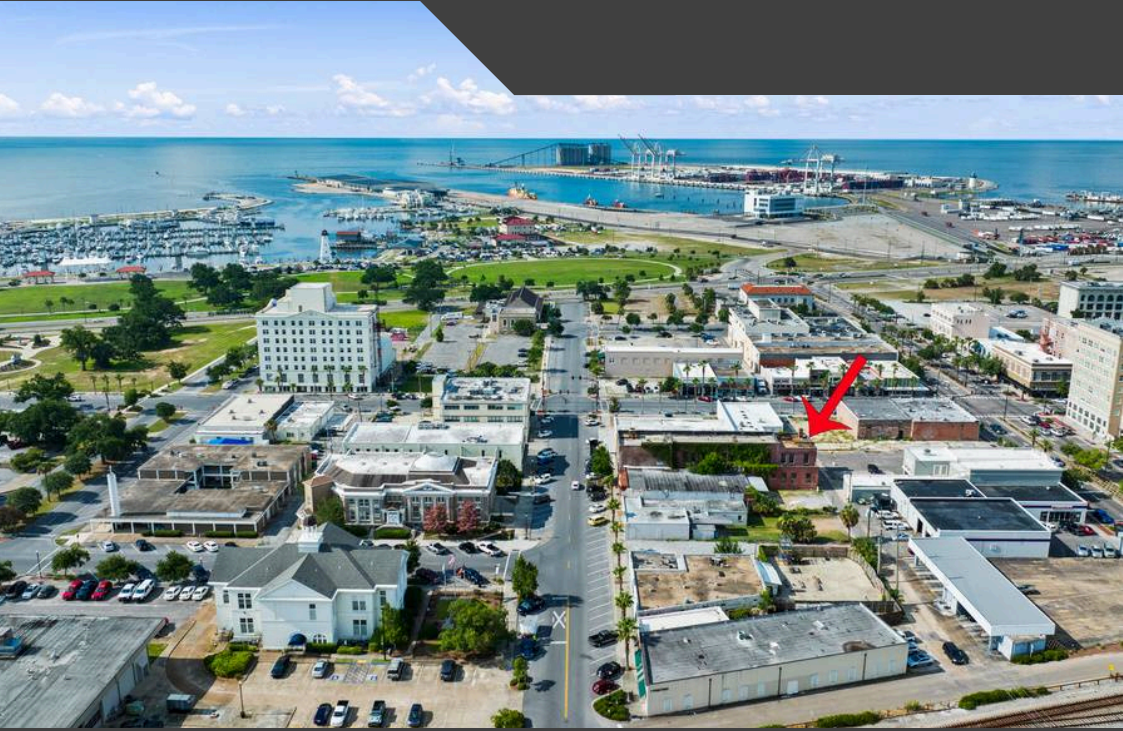
- Permitted uses - Chart available on request.
- Building site area - There is no minimum required building site area, except that for multiple-family dwellings permitted with planning commission approval:
First three dwelling units - 9,210 square feet.
For each additional dwelling unit - 1,040 square feet (a maximum of 36 dwelling units per acre).
- Building site coverage - The maximum building site coverage by all buildings shall be ninety (90) percent.
- Building height limit - Except as provided in section IV, no structure shall exceed one hundred (100) feet in height.
- Yards required - Except as provided in section IV, the minimum dimensions of yards shall be:
Front yard - 15 feet

(There are no minimum required side and rear yards except that multiple-family dwellings permitted with planning commission approval shall have yards as specified as follows:)
Front yard - 15 feet
Side yard - 6
On 2nd frontage - 6 feet
Rear yard - 6 feet

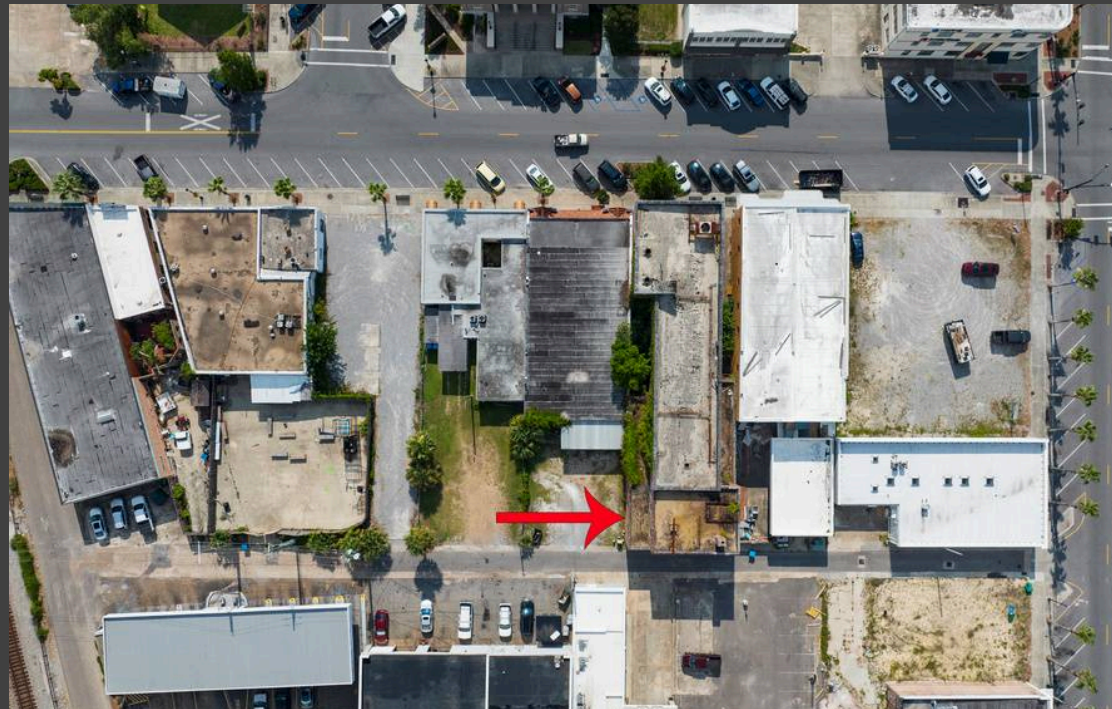
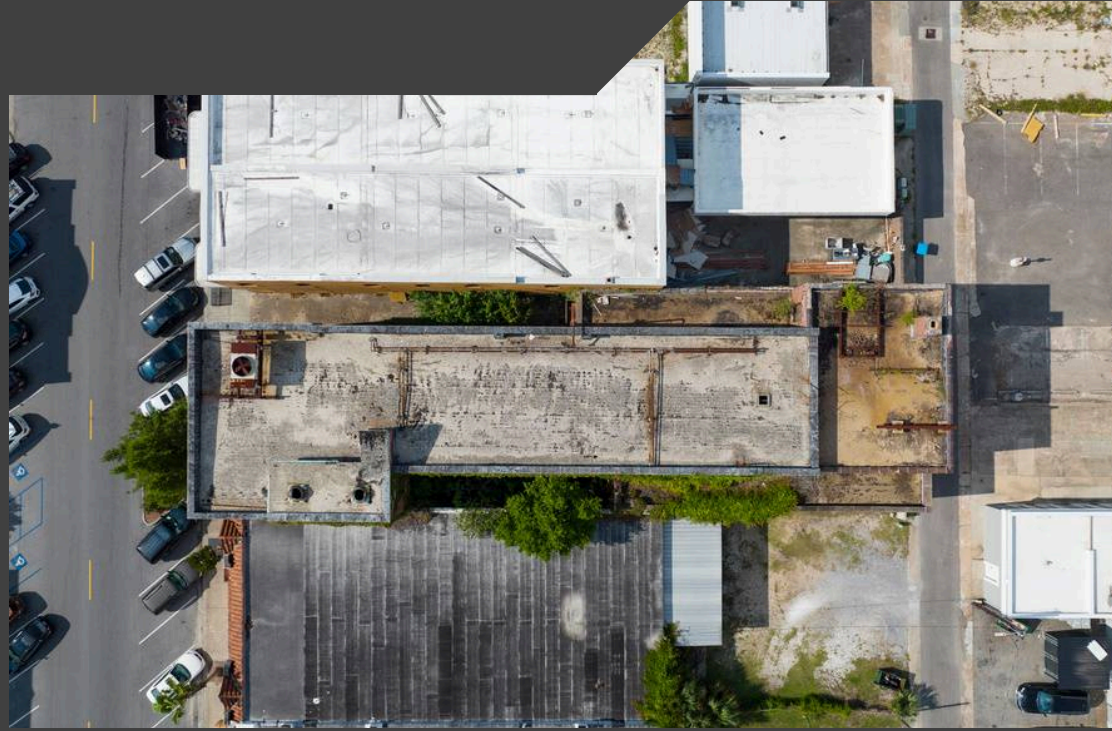
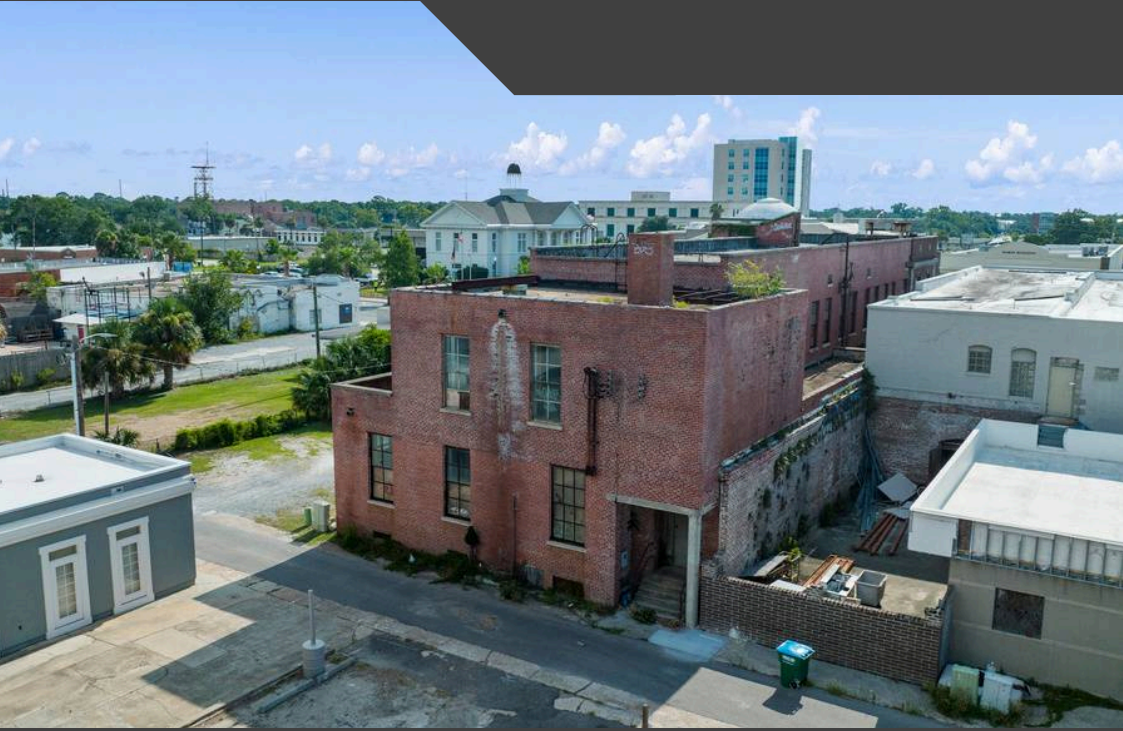
PHOTOS



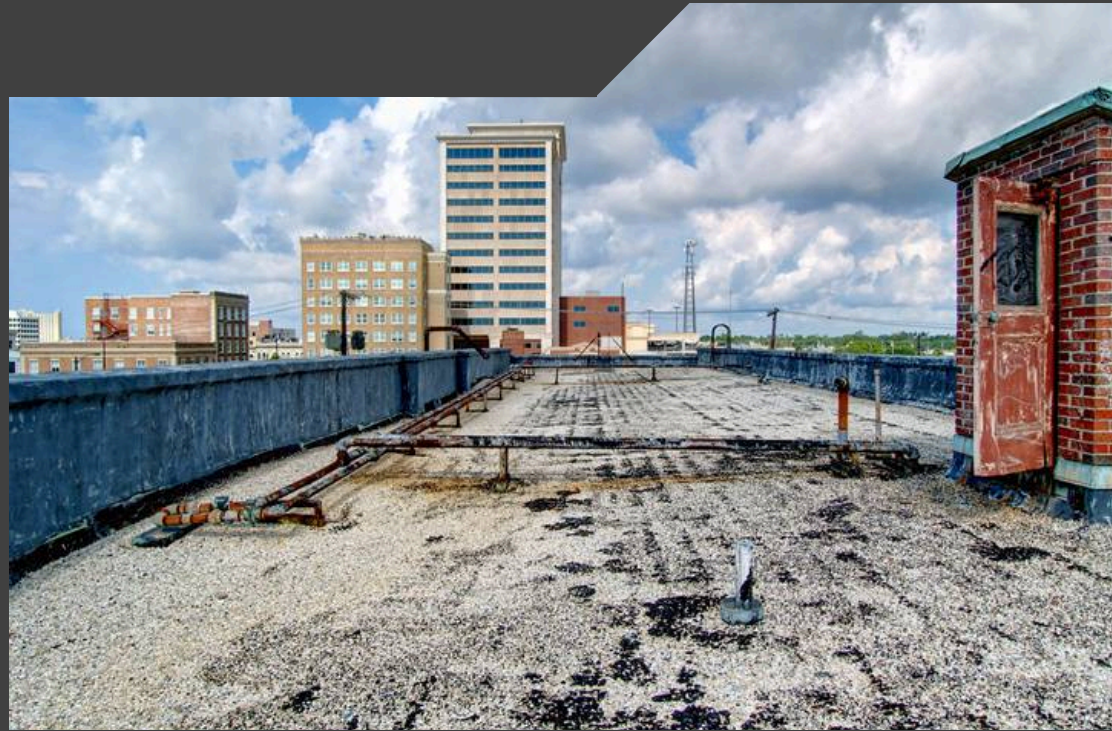
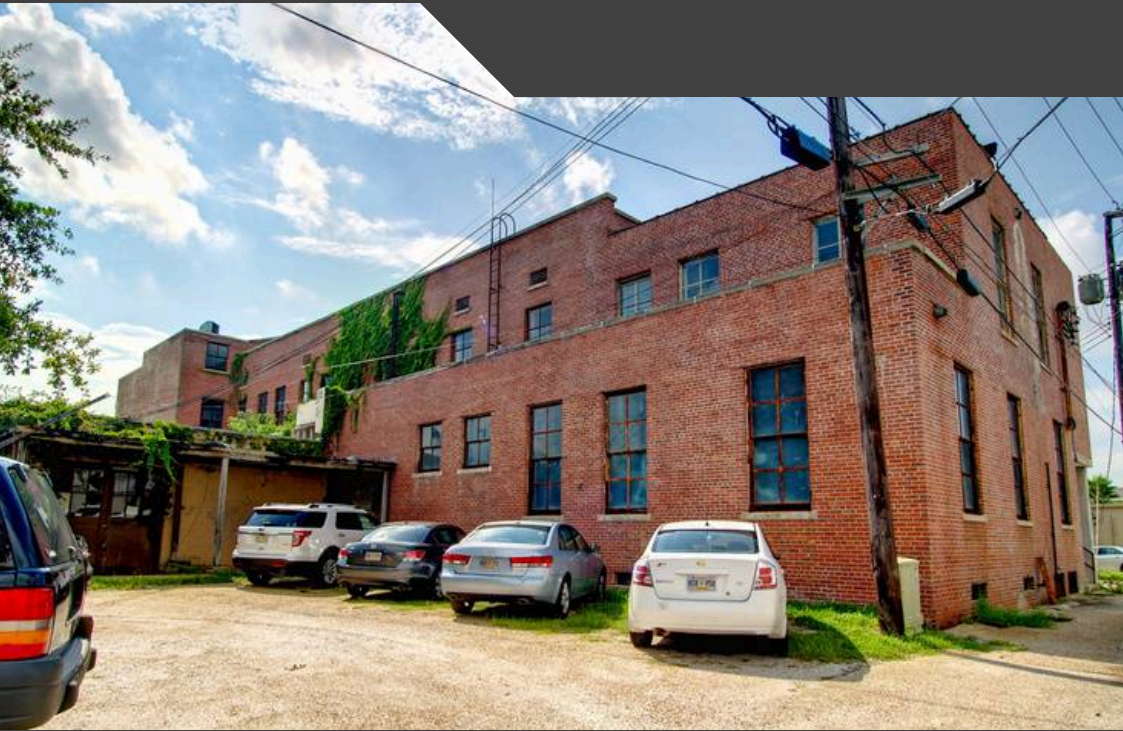
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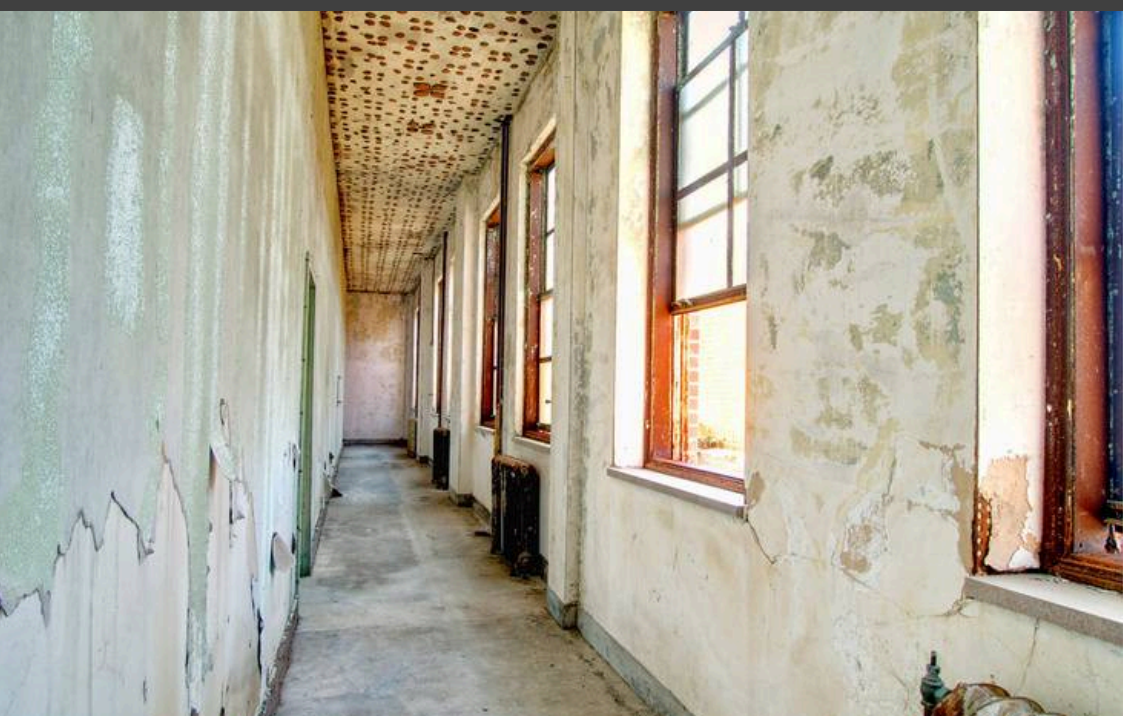
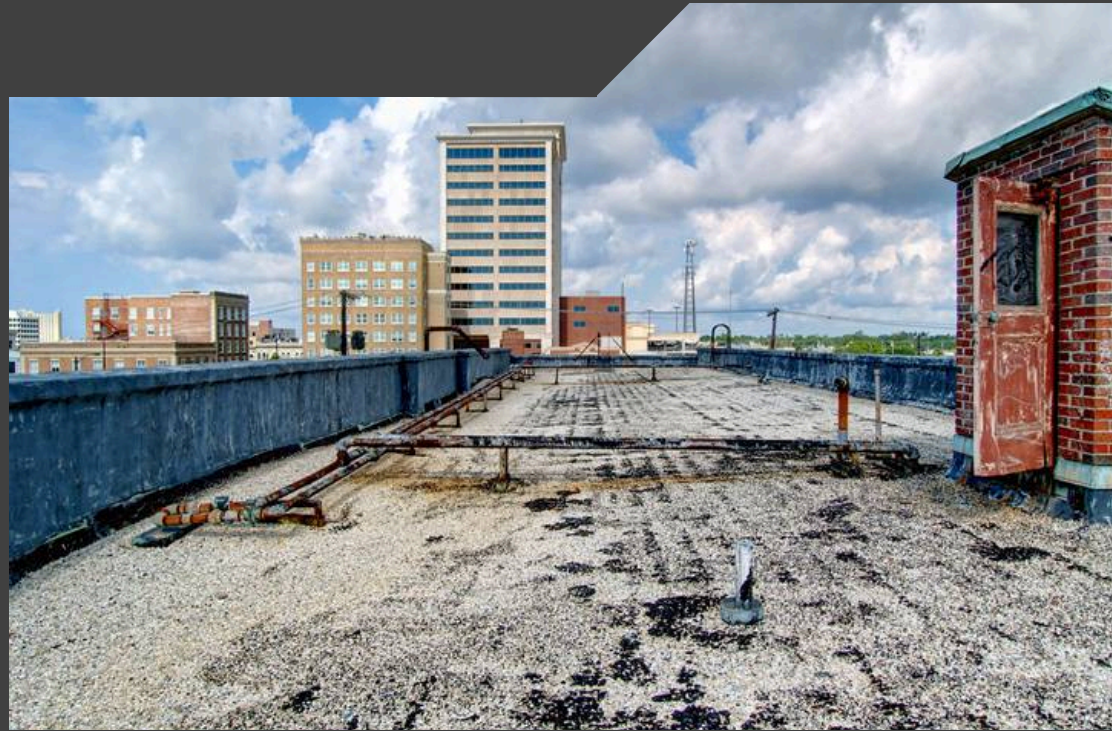
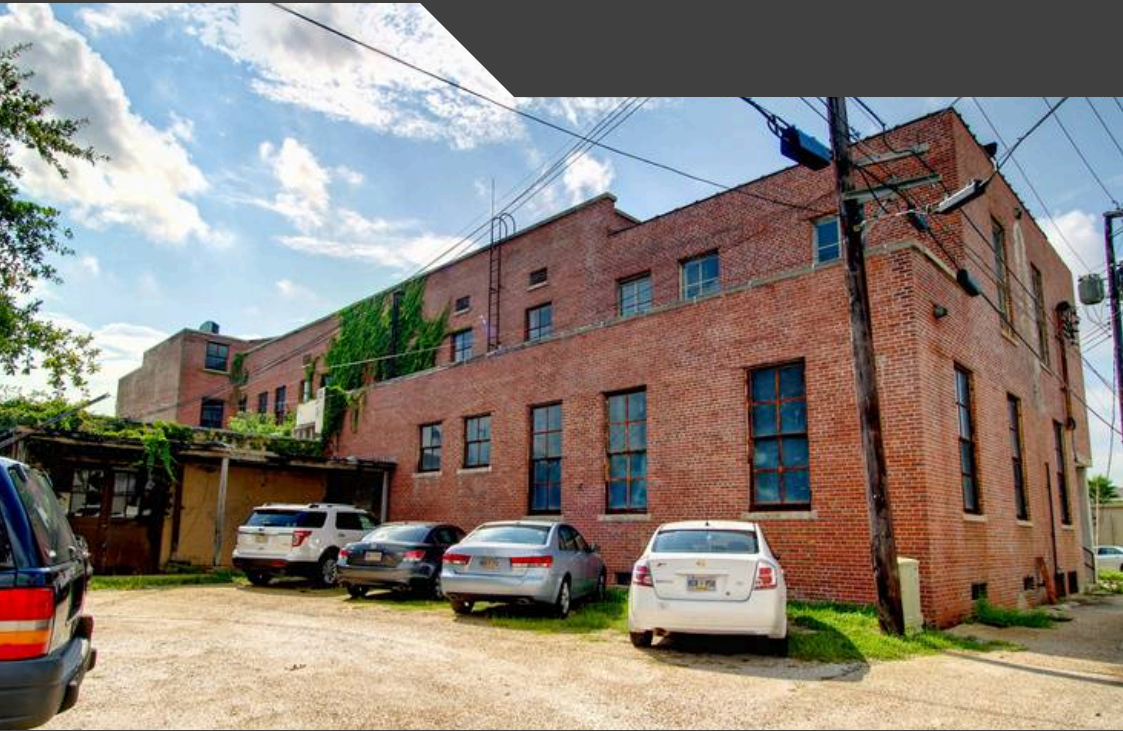
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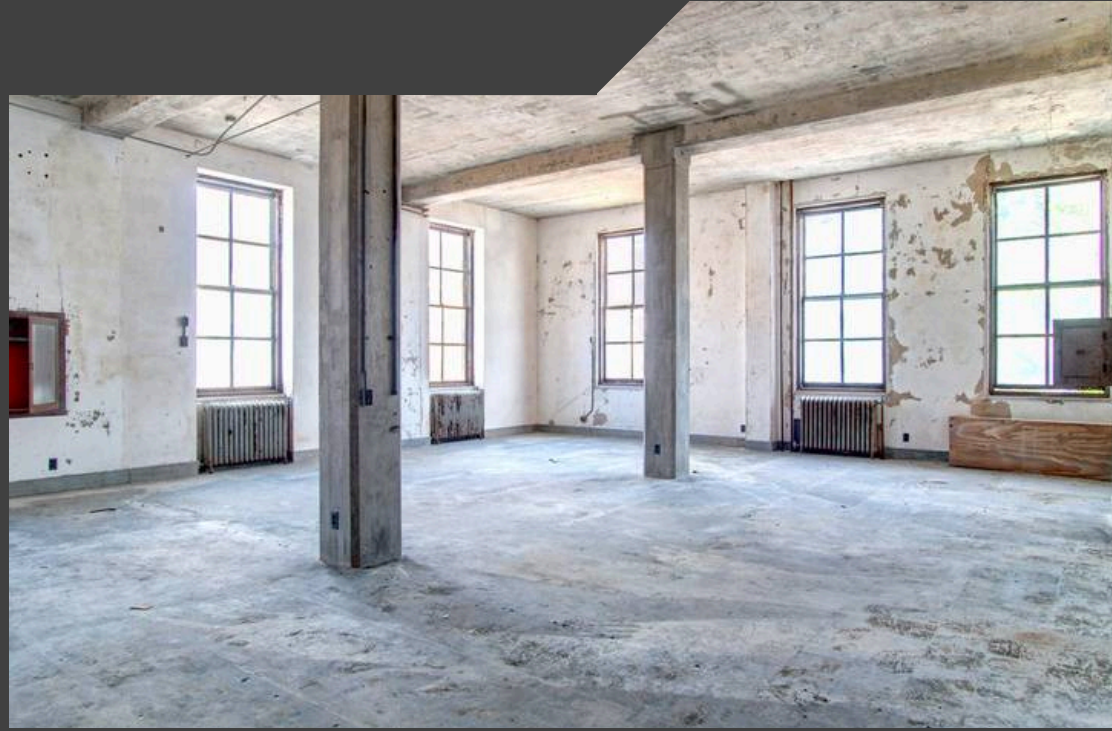
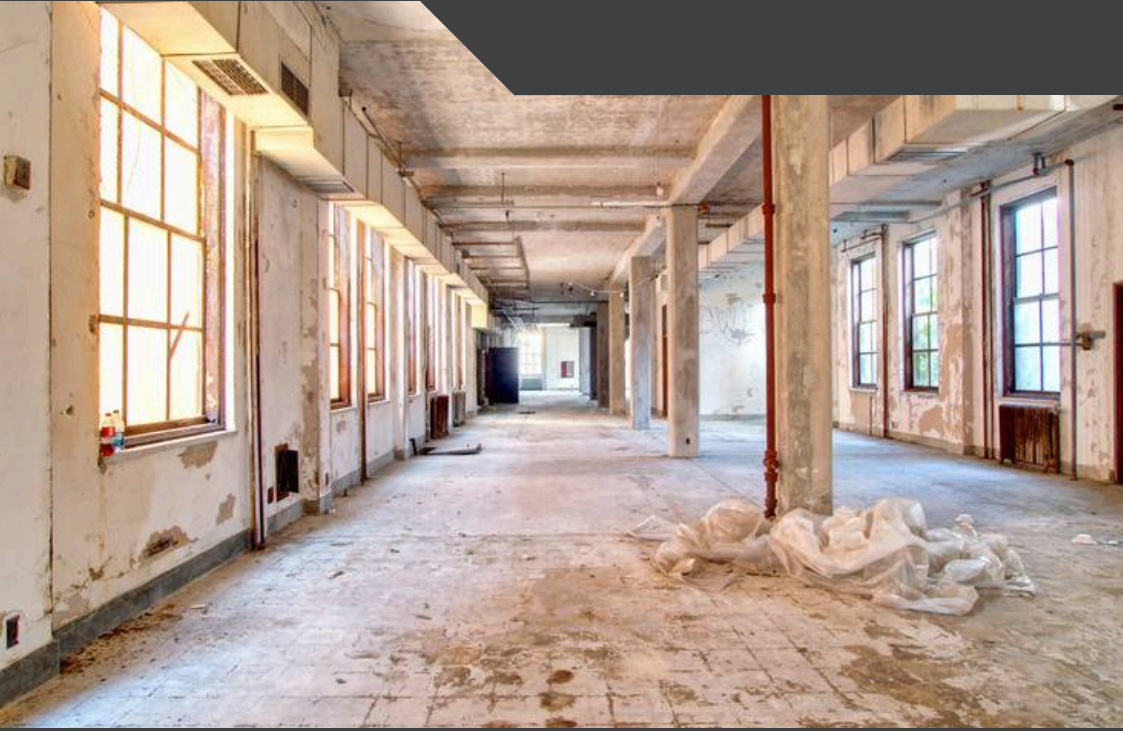
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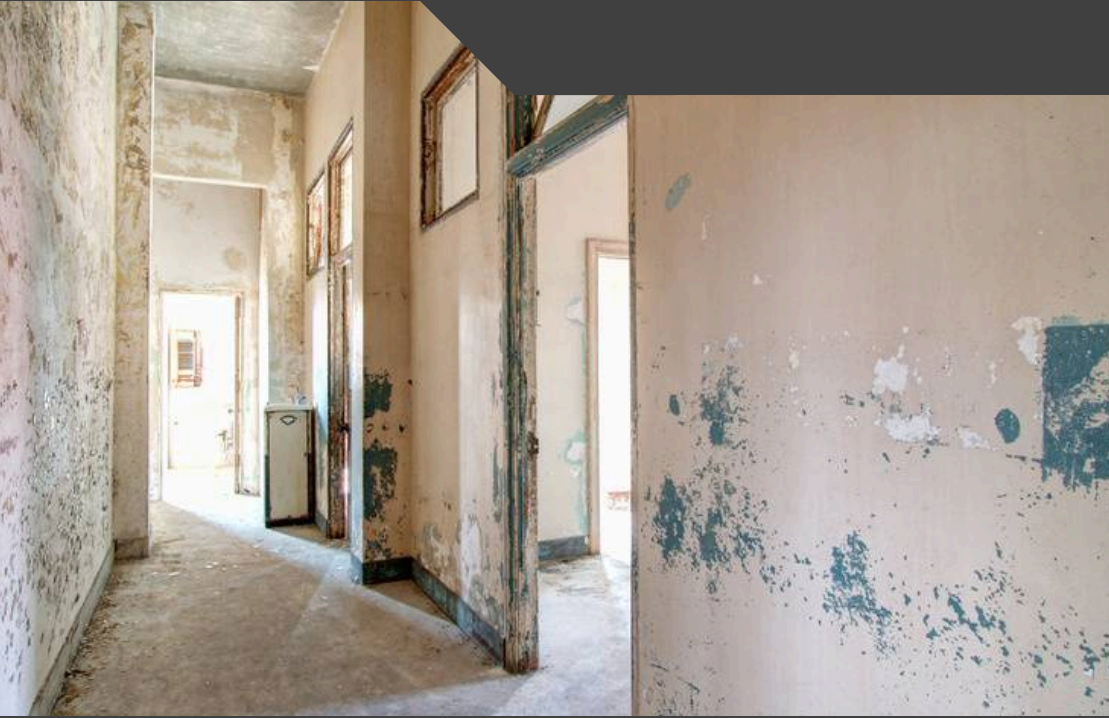
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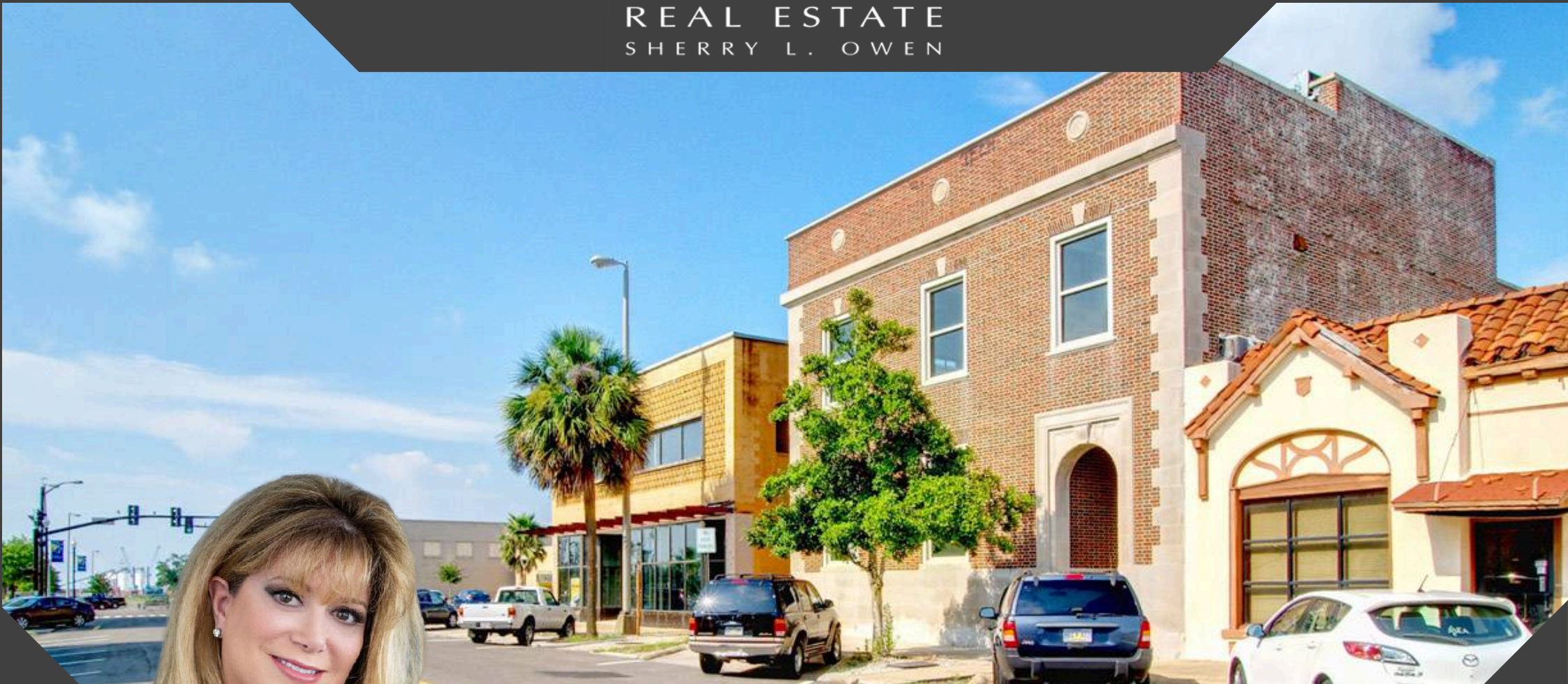
PHOTOS



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



OWEN & CO LLC, REAL ESTATE

Sherry L. Owen

CRS, GRI, SFR, ABR

Owner/Broker

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