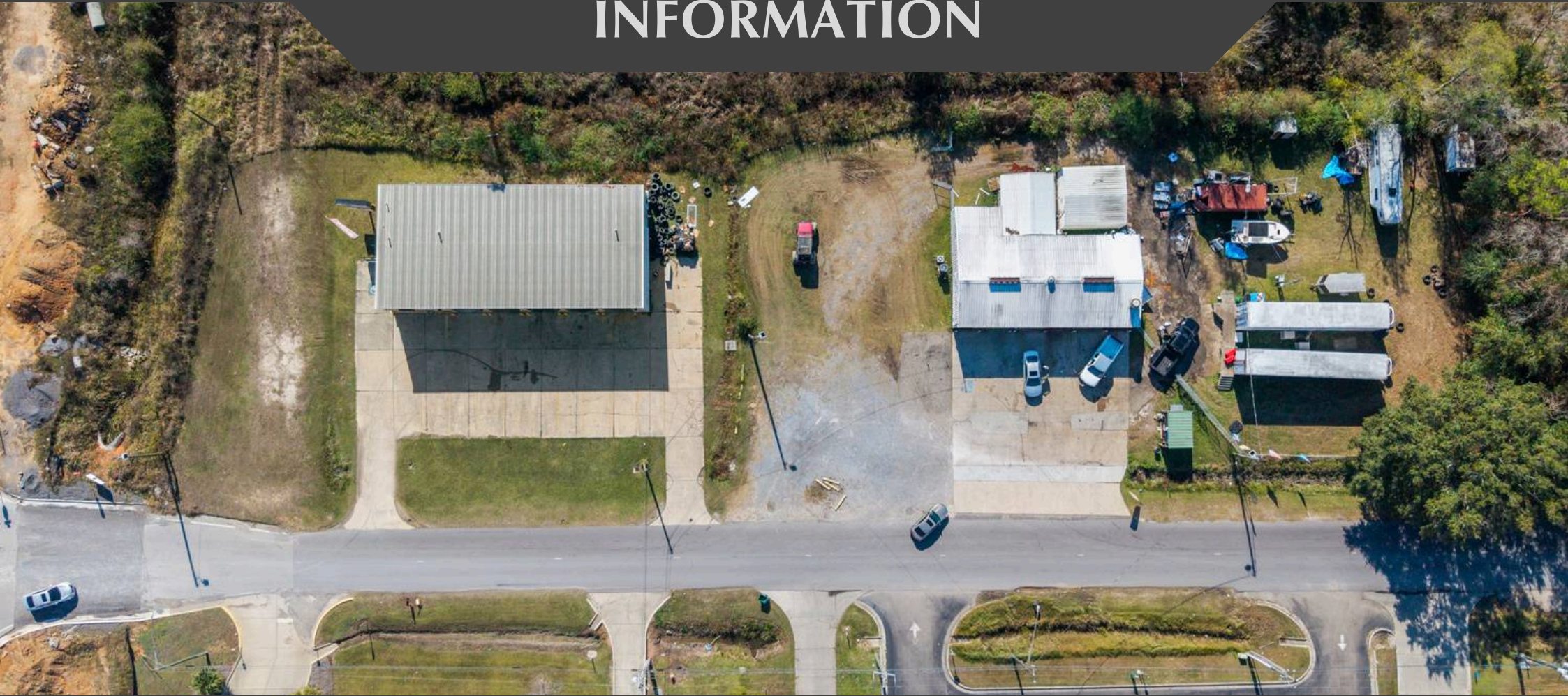




FOR SALE
COMMERCIAL INVESTMENT OPPORTUNITY
15237 RUSSELL BLVD, GULFPORT

PROPERTY INFORMATION



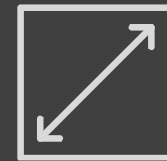
ZONE
B-4
**HIGHWAY BUSINESS
DISTRICT**



PRICE
\$698,000



LOCATION
Gulfport, MS



LOT SIZE
0.55 Acres

PROPERTY DESCRIPTION



Commercial Investment Opportunity in Gulfport, MS

This versatile commercial investment property features multiple buildings and flexible use options on approximately 0.55 acres. The front metal building offers 3,526 square feet and is designed for functionality, featuring five roll-up doors, multiple service bays, a showroom, office space, and a half bath. Formerly operated as a window tint business, the layout is ideal for automotive, service, warehouse, or light industrial use. The seller is willing to lease the front building, providing immediate income potential. The rear building, totaling 1,140 square feet, is currently leased to Claw Daddy's, adding stable, existing rental income. Situated between the two buildings is a vacant lot measuring approximately 101' x 121', offering valuable space for parking, storage, or future development. With a total of 4,666 square feet, existing tenancy, seller leaseback opportunity, and room for expansion, this property presents a strong investment opportunity for owner-users or investors seeking diversified income in a single location.

PROPERTY INFORMATION

| | | | |
|----------------------------|--|----------------------------|--|
| List Price | \$698,000 | Tax Year | 2024 |
| Bathrooms Total | 1 | Tax Annual Amount | \$7,142 |
| Bathrooms Half | 1 | Leasehold Y/N | No |
| Total Square Footage | 4,666 | Flood Insurance Required? | Subject to Survey |
| SqFt Source | Public Records | 16th Section | No |
| List Price SqFt | \$149.59 | Leasehold Fee Increase | No |
| Year Built | 1984 (Public Records) | Showing Requirements | Showing: Appointment Required; Appointment Only; MLS Keybox; Occupied; Vacant |
| Total Floors | 1 | Showing Exclusions | No |
| Divisible | Yes | Accessibility Features | No |
| Sub Agency | No | Commercial Features | Delivery Door; Display Window(s); Doors 10–15 Feet; Dumpster; Employee Restrooms; Truck Door |
| Legal Description | LOTS 15 TO 18 INC BLK 20 MAGNOLIA HWY SEC 21-7-11 LOTS 19 & 22 BLK 20 MAGNOLIA HWY SUBD | Levels | One |
| Parcel # | 0809N-03-019.000 0809N-03-020.000 0809N-03-020.001 | Square Footage Description | Industrial Bldg 2500–5000 SF; Ofc. Bldg Up to 2500 SF |
| Directions to Property | Hwy 49 to Russell on the West side just South of Airport Rd. | Walls – Interior | Other |
| Listing Service | Full Service | Window Features | Bay Window(s) |
| Special Listing Conditions | Standard | Ceiling Height | 13' – 15.9' |
| Approx Lot Size Acres | 0.55 | Flooring | Concrete |
| Lot Size Dimensions | 400 X 120 | Basement Features | Basement: No |
| County | Harrison | Roof | Metal |
| Zoning | Commercial | Foundation Details | Slab |
| Reserved Prospects | No | Fireplace | No |
| N or S of CSX RR | N | Sewer | Public Sewer |
| N or S of I-10 | S | Utilities | Cable Available; Electricity Available; Natural Gas Not Available; Sewer Available; Water Available |
| Listing Agreement | Exclusive Right To Sell | Lighting | Fluorescent |
| New Construction | No | Water Heater | Over 40 Gallons |
| Never Occupied | No | Water Source | Public |
| Owner/Agent | No | Price Includes | Building and Land; Signage |
| Sold In Previous 12 Months | No | | |
| Association | No | | |

PROPERTY INFORMATION

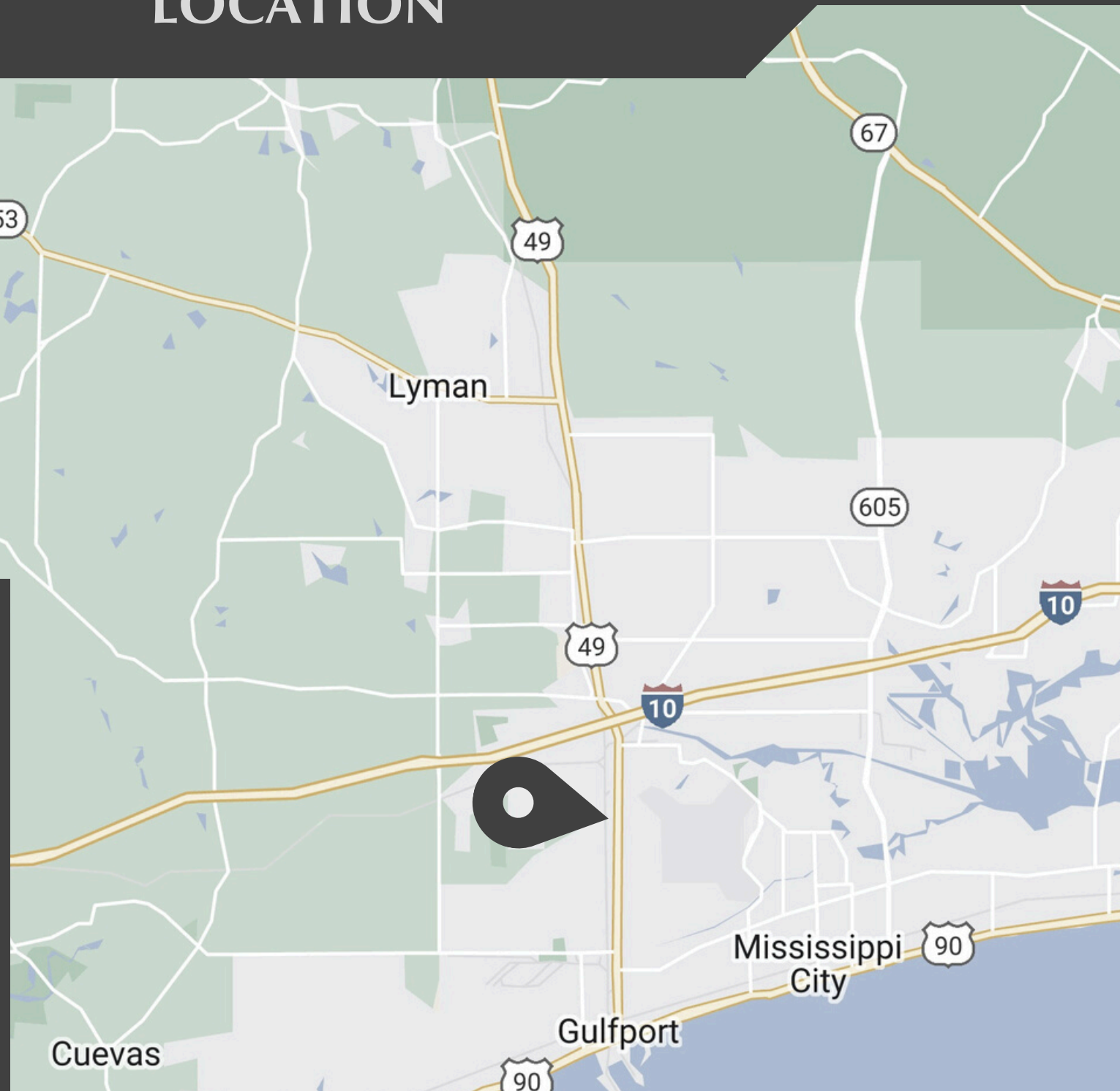
| | |
|------------------------------|--|
| Structure Type | Other |
| Current Use | Commercial; Investment; Warehouse |
| Business Type | Auto Dealer; Commercial; Rental; Retail |
| Possible Use | Commercial; Investment |
| Exterior Construction/Siding | Metal Siding |
| Garage Spaces | 5 |
| Parking Features | Concrete |
| Additional Transportation | Airport 1–2 Miles; City Street; Paved |
| Covenants And Restrictions | Deed Restrictions |
| Pool | No |
| Location | Airport 1 Mile or Less; City; Commercial Retail; Interstate 1 Mile or Less |
| Lot Features | City Lot; Cleared; Level; Open Lot |
| Sale Options | Under Lease; Will Not Divide |
| Listing Terms | Cash; Conventional |
| Available Documents | Brochure; Legal Description; Rent Roll; Survey; Traffic Count |
| Possession | Close Of Escrow |

LOCATION

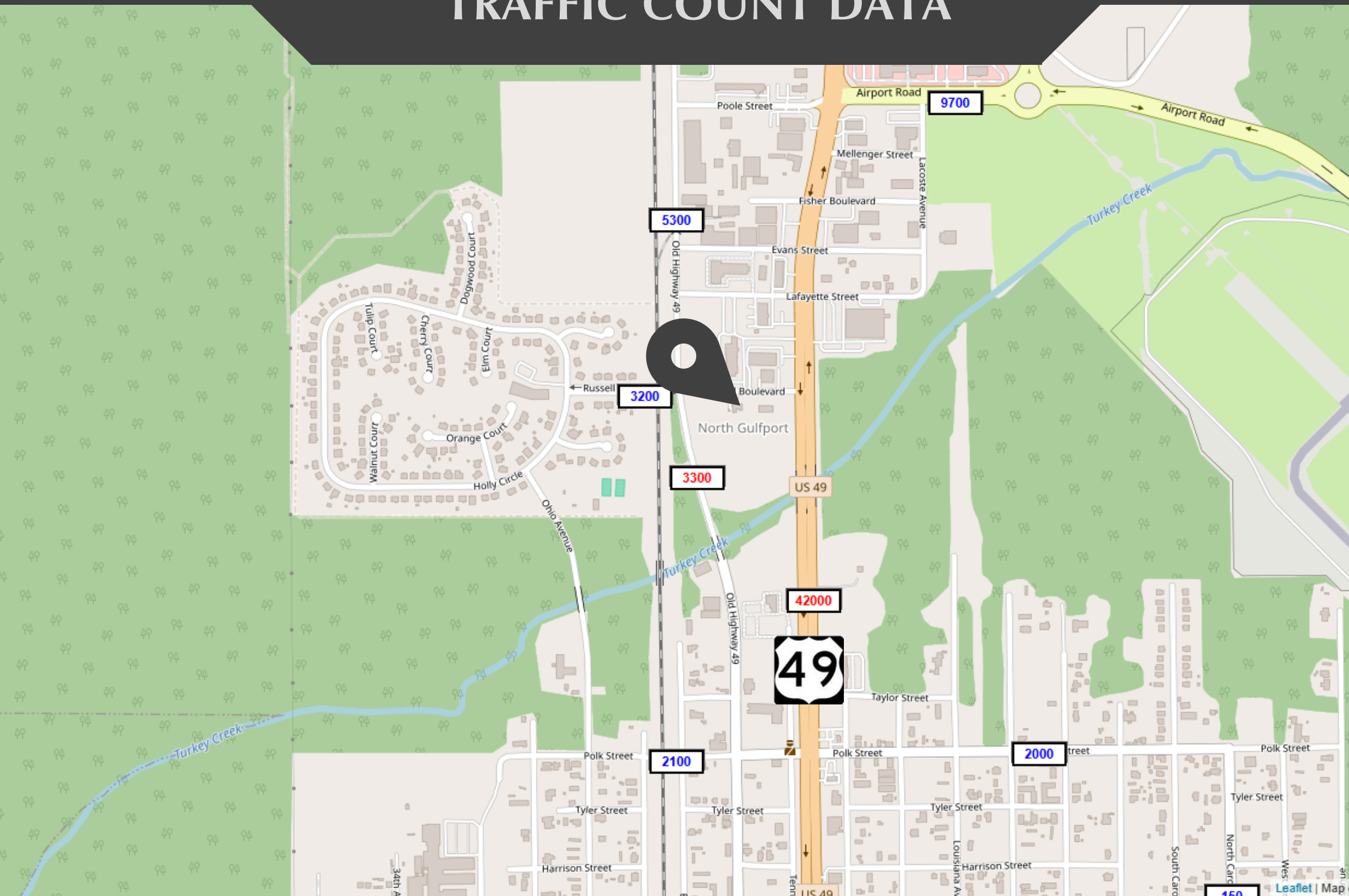


GULFPORT

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.

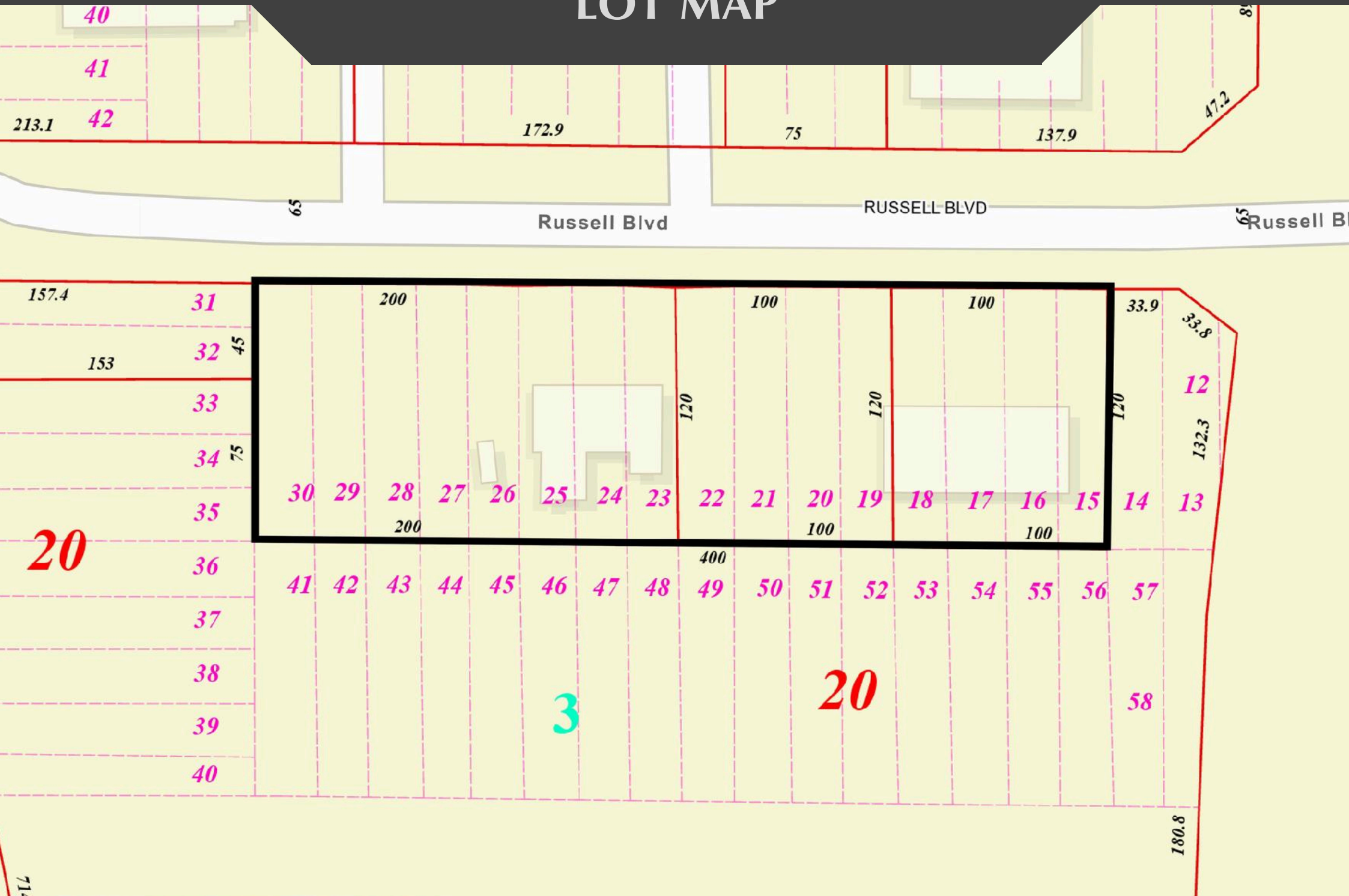


TRAFFIC COUNT DATA



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LOT MAP

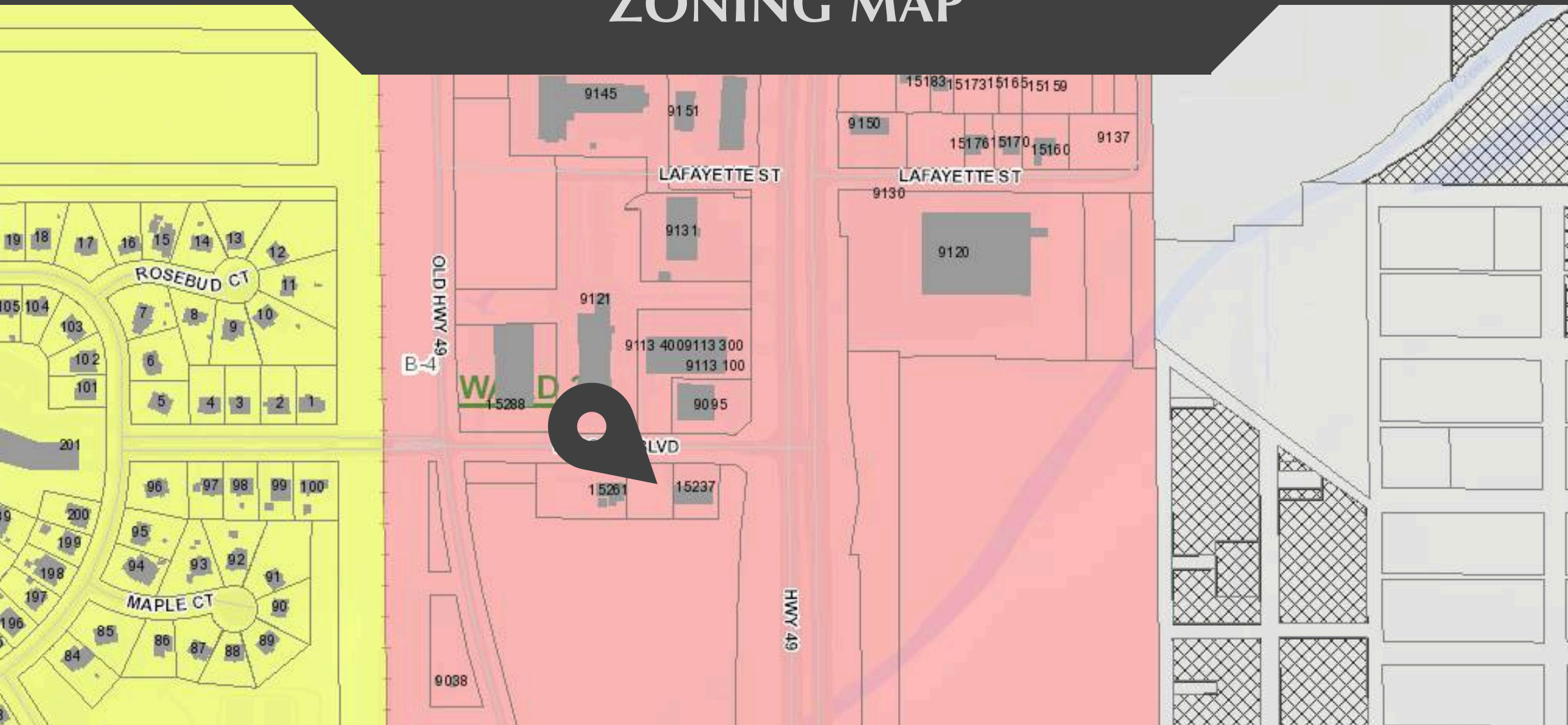


FLOOD & ELEVATION MAP

The map displays a section of Russell Blvd, a major road running horizontally across the upper portion. A large black rectangle highlights a specific area of interest, which is divided into several smaller rectangular sections. The map includes various elevation markers and flood zone labels. Key features include:

- Russell Blvd**: A major road running horizontally across the upper portion of the map.
- Property Boundaries**: Indicated by thin red lines.
- Flood Zones**: Labeled with various numbers and colors, including 'AE 0 ft. BFE' (shaded orange) and 'X500 0 ft. BFE' (shaded yellow).
- Elevation Markers**: Numerous numerical values are scattered throughout the map, representing different elevation levels.
- Highlighted Area**: A large black rectangle outlines a specific section of the map, which is further divided into smaller rectangular sections.
- Text Labels**: Various alphanumeric codes are present, such as '28047C0262H' and '0261G'.

ZONING MAP



B-4 HIGHWAY BUSINESS DISTRICT

This district is intended to include high intensity commercial activities requiring, high visibility and accessibility in which all or some of the business is conducted outdoors. This includes such activities as automobile, truck or other vehicle dealerships; heavy equipment dealers; recreational vehicle sales, mobile home sales; yard and garden centers; building material dealers; truck stops; bus terminals; outdoor recreational enterprises such as recreational vehicle campgrounds, water parks, drive-in theaters, amusement parks, etc. Also included in this district would be uses which cater to the motoring public such as fast food restaurants, service stations, motels, and similar uses.

PHOTOS



PHOTOS



PHOTOS



PHOTOS



PHOTOS



PHOTOS



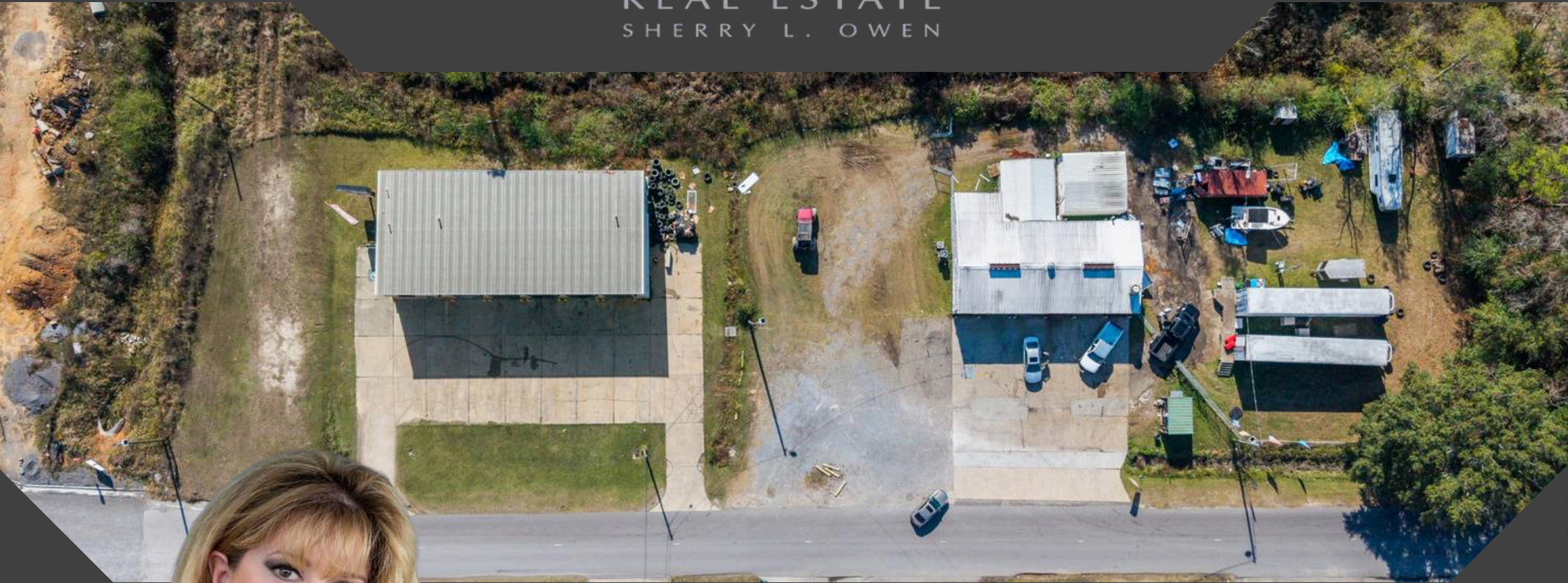
PHOTOS



PHOTOS



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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