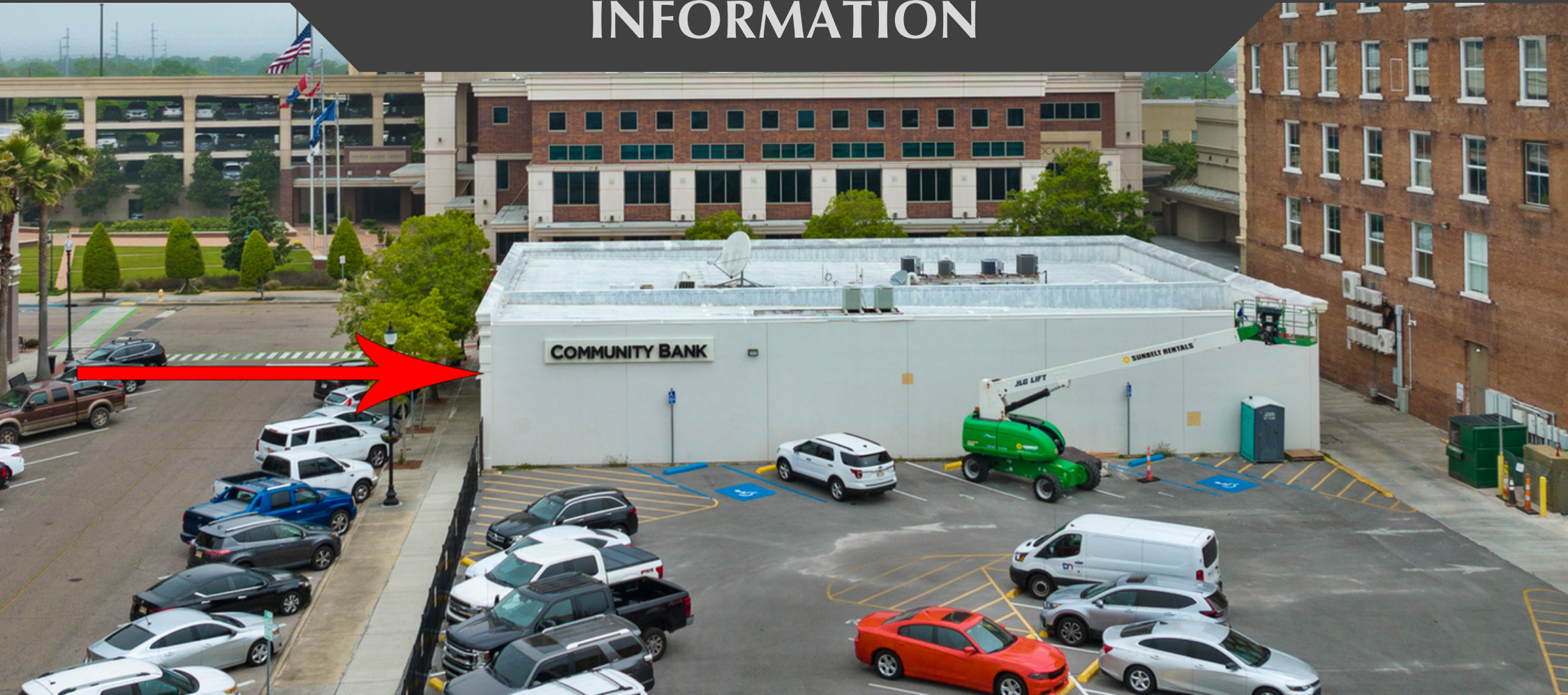


Owen & Co., LLC
REAL ESTATE
SHERRY L. OWEN



FOR SALE
COMMERCIAL OFFICE
1380 26th Ave, Gulfport, MS 39503

PROPERTY INFORMATION



ZONE

CENTRAL BUSINESS DISTRICT



PRICE

\$795,000



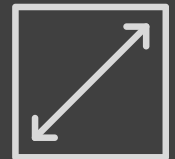
LOCATION

GULFPORT, MS



BUILDING SIZE

2500 SF



LOT SIZE

0.06 ACRES
25.66 X 100

PROPERTY DESCRIPTION



Owen & Co. Real Estate is pleased to offer this fully leased Commercial Office for SALE.

Conveniently located in Downtown Gulfport in Central Business District. Property is surrounded by businesses, entertainment and restaurants! Currently fully leased at \$4,250 per month to a local bank. Lease extends until the end of 2025.

Call Broker for additional information.
Please DO NOT DISTURB TENANT

PROPERTY INFORMATION

Year Built: 1987
Effective Date: 2003
Total Floors: 1
Subdivision: Central Gulfport
County: Harrison
Parcel #: 0811k-04-027.000
Tax Annual Amount: \$5,207
Leasehold: No
Flood Insurance Required: No
Lot Features: Interior; City Lot
Legal Description: 8 IN OFF N SIDE OF LOT 21 & ALL
OF LOT 22 BLK 178 ORIGINAL
GULFPORT

Price Includes: Building and Land; Leases
Current Use: Commercial; Office
Possible Use: Commercial; Professional Office
Business Type: Commercial; Financial;
Professional Service/Office
Parking: Uncovered; Assigned; On Street;
Paved; Off Street;
Additional Transportation: Airport 3+ Miles;
Paved City Street
Occupied: Yes

Roof: Metal
Foundation: Slab
Exterior Construction: Stucco
Heating: Central - Electric
Cooling: Central Air - Electric
Sewer: Public
Water Source: Public
Utilities: Electricity, Phone, Sewer and
Water Connected

Commercial Features: Employee Restrooms; Fire Alarm;
Maintenance Area; Public
Restrooms; Rest Rooms; Security
System; Smoke Detectors;
Telephone System

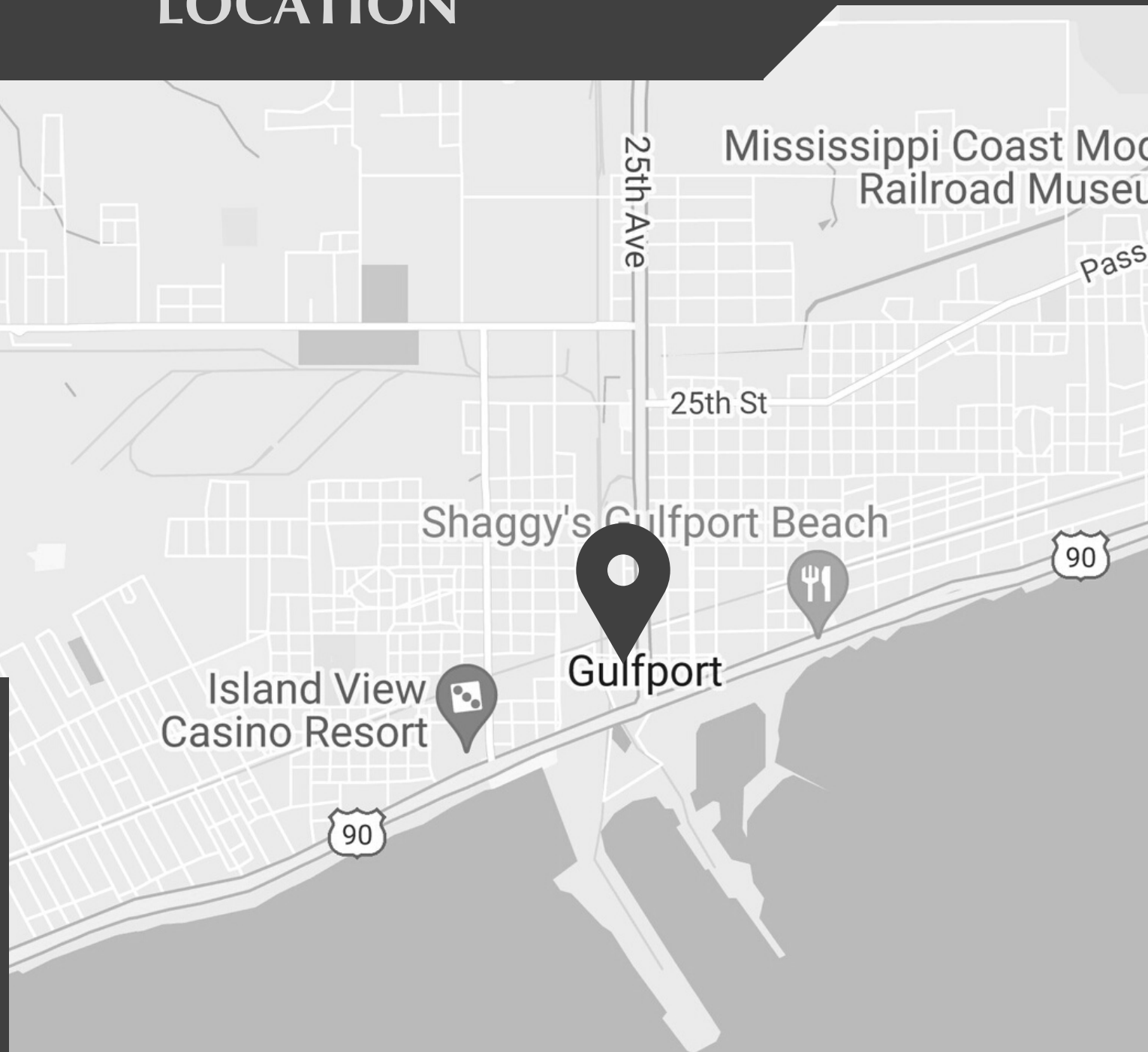
LOCATION



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	28,634	61,625
2023 PROJECTED POPULATION	3,335	30,306	65,468

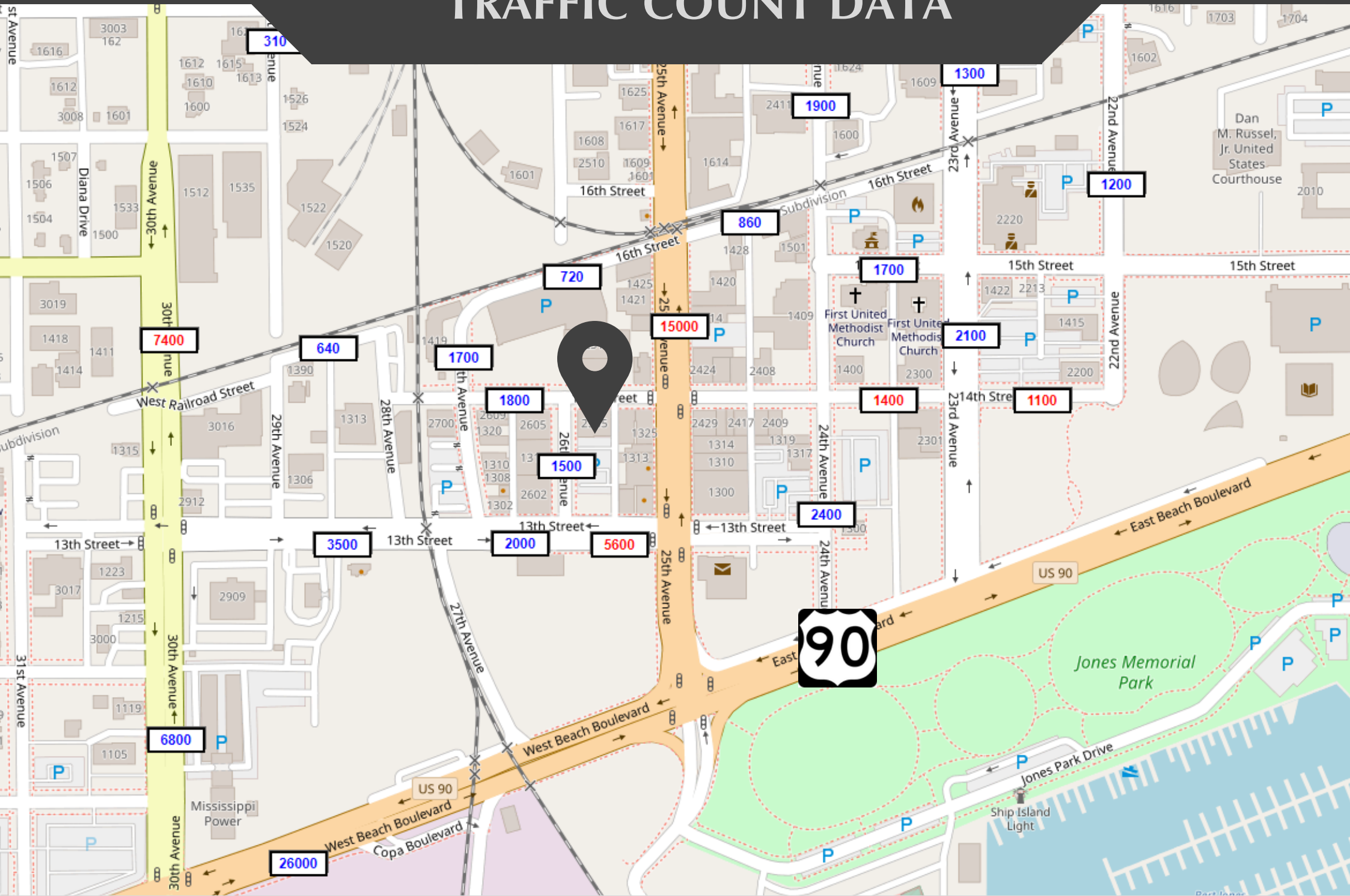


	1 MILE	3 MILES	5 MILES
2018 ESTIMATED HOUSEHOLDS	1,404	10,969	23,767
2023 PROJECTED HOUSEHOLDS	1,341	11,536	25,163

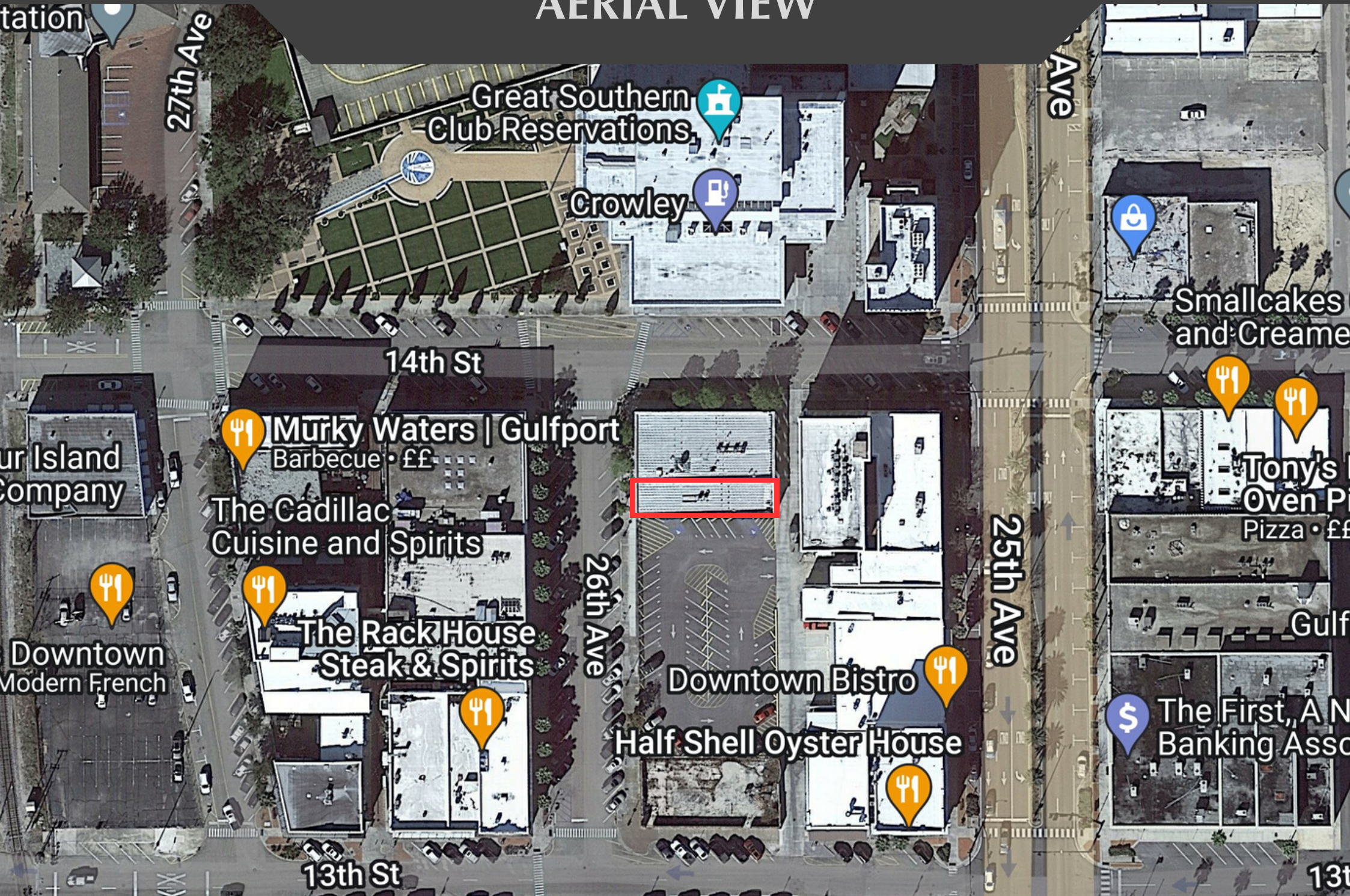


	1 MILE	3 MILES	5 MILES
2018 ESTIMATED HOUSEHOLD INCOME	\$38,727	\$38,030	\$51,986
2023 PROJECTED HOUSEHOLD INCOME	\$38,318	\$38,787	\$51,891

TRAFFIC COUNT DATA



AERIAL VIEW



tation

27th Ave

Great Southern Club Reservations

Crowley

AVE

Smallcakes and Creame

14th St

Murky Waters | Gulfport Barbecue • ££

ur Island Company

The Cadillac Cuisine and Spirits



25th Ave

Tony's Oven Pizza • ££

Downtown Modern French

The Rack House Steak & Spirits

26th Ave

Downtown Bistro

Half Shell Oyster House

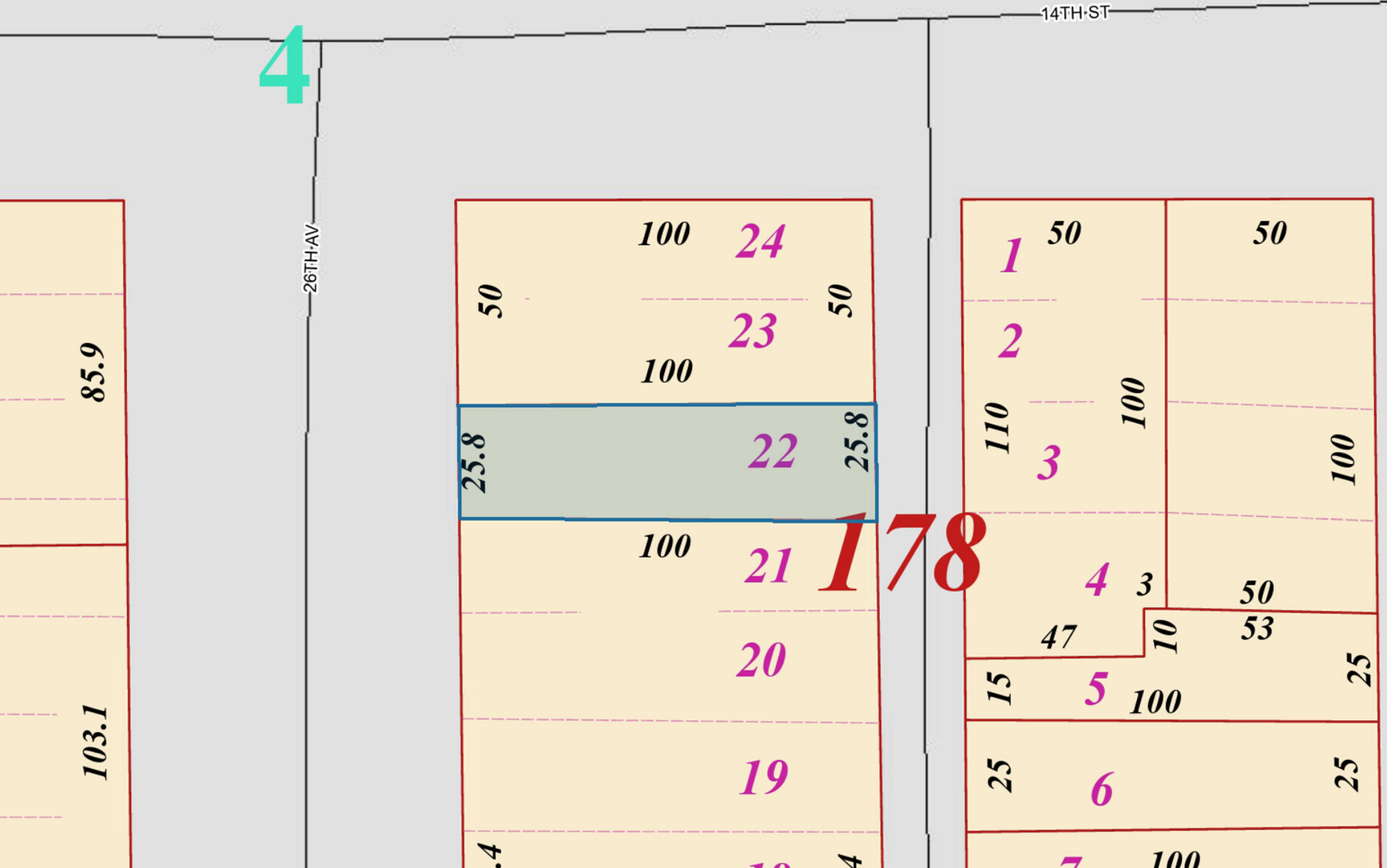
Gulf

The First, A National Banking Association

13th St

13th

LOT MAP



PHOTOS



PHOTOS

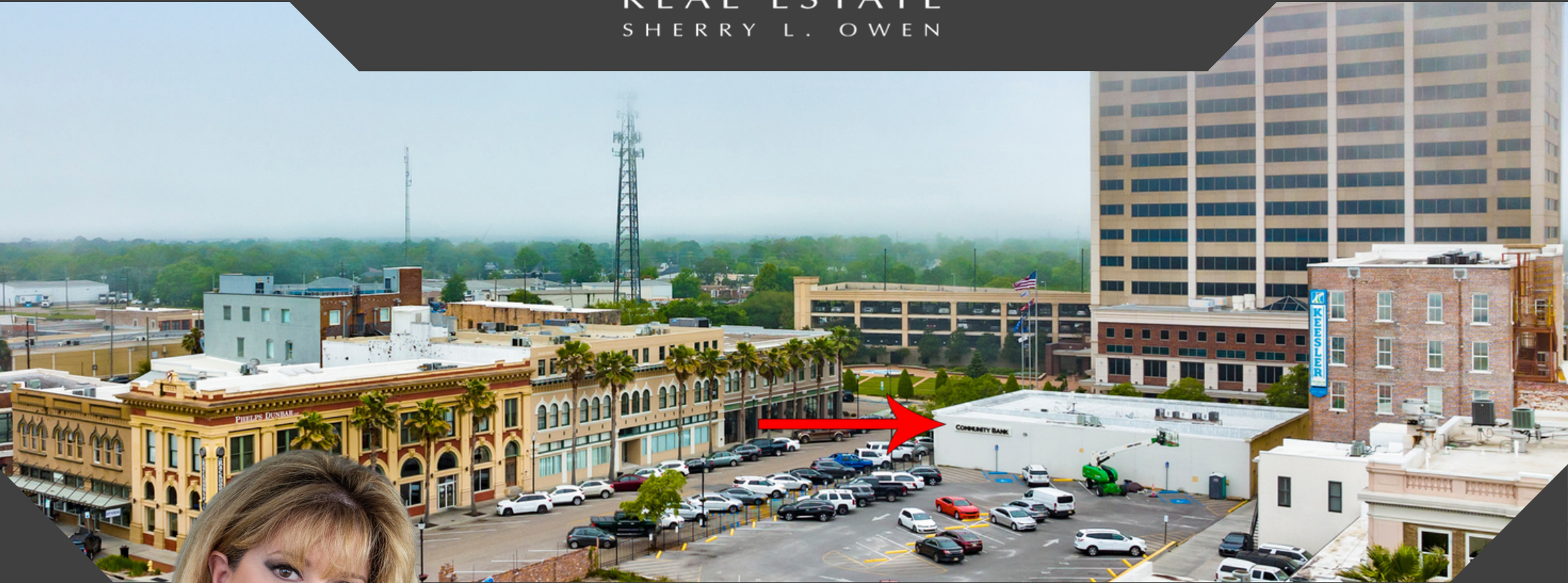
Gulfport Harbor



Hwy 49



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



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

Website: www.owenandco.com
Email: OwenSherryL@aol.com
Cell: 228-760-2815
Office: 228-822-9870
Address: 2208 18th St, Gulfport, MS 39501