

4297 Gautier Vancleave Road, Gautier Ms / DATA

*Office building constructed in 2005/Metal building with stucco façade on front of building.

*Square footage h/c area is 3,623 SF and there is a 105 SF patio area on rear of building.

*Site is 100' X 256' or 0.59 acre +/-

*Insurance Premium \$7394

*2023 Taxes \$4169.71/paid

Service Contracts:

Redd Pest Control has termite contract on building.

Cronier Heating & Air has ESA agreement in place. Paid \$534.89 9/13/24

Monthly Lawn Care with "Coach Tomes Lawn Service" \$75 to \$150 per month

Tenant is Mississippi Department of Rehabilitation Services

11/2024 – 10/2025 monthly rent is \$3,623.00

11/2025-10/2026 monthly rent is \$3,695.46

11/2026 – 10/2027 monthly rent is \$3,767.92