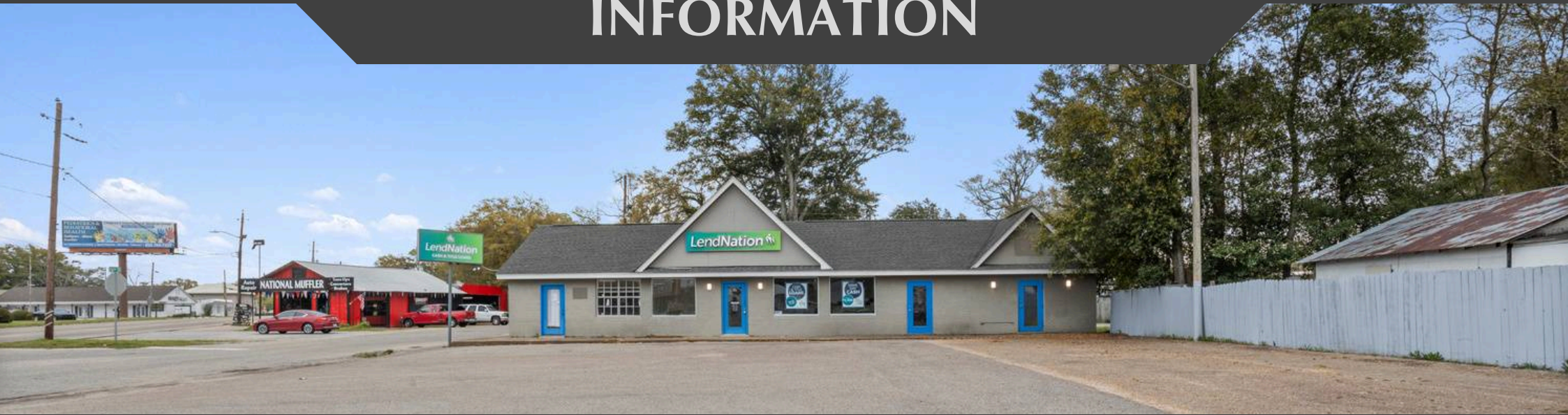


FOR LEASE
OFFICE BUILDING FOR LEASE
Unit A, 1419 Pass Rd, Gulfport, MS 39501

PROPERTY INFORMATION



Owen & Co. Real Estate is pleased to offer Unit A for lease.

UNIT A of this prime office space located on Pass Road is featuring 840 square feet of versatile layout. Includes a private office, large office suitable for a conference room or two desks with a reception area. Newly carpeted and painted for a professional atmosphere. Benefit from high visibility and traffic count. Priced competitively at \$650 per month, offering excellent value for businesses. Don't miss out on this opportunity to secure your spot in a prime location.

Call Broker for additional information and appointment.



ZONE

**B2 - GENERAL
BUSINESS DISTRICT**



PRICE

**\$650
PER MONTH**



LOCATION

GULFPORT, MS



BUILDING SIZE

840 SF



LOT SIZE

0.26 ACRES

PROPERTY INFORMATION

List Price	\$650	Association	No
Bathrooms Total	2	Tax Year	2024
Bathrooms Half	2	Tax Annual Amount	\$2,981
Total Square Footage	840	Leasehold Y/N	No
SqFt Source	Public Records	Flood Insurance Required?	No
List Price Sqft	\$0.77	School District	Gulfport Dist
Year Built	1955 (Public Records)	Elementary School	Pass Road
Total Floors	1	High School	Gulfport
Sub Agency	No	Showing Requirements	Appointment Required; Call Listing Office; Key In Office
Legal Description	LOTS 26 TO 28 INC LESS R/W FOR RD BLK 16 ARLINGTON HEIGHTS ADD	Showing Exclusions	No
Parcel #	0811b-02-029.000	Lease Term	12 Months
Directions to Property	Hwy 49- Go East on Pass Rd. Property on the right	Accessibility Features	Yes
Sub-Type	Office	Accessibility Features (Detail)	Accessible Approach with Ramp; Accessible Doors; Accessible Kitchen; Accessible Parking; Adaptable Bathroom Walls
Listing Service	Full Service		Public Restroom(s); Rest Rooms; Smoke Detector(s)
Lease Rate Type	Total Monthly	Commercial Features	4
Special Listing Conditions	Standard	Number of Rooms	None
Approx Lot Size Acres	0.26	Religious/Church Features	One
Subdivision	Arlington Heights	Levels	Industrial Bldg up to 2500 SF
County	Harrison	Square Footage Description	Sheetrock
Reserved Prospects	No	Walls - Interior	Aluminum Frames
N or S of CSX RR	N	Window Features	8' - 10.9'
N or S of I-10	S	Ceiling Height	Carpet
Listing Agreement	Exclusive Right To Sell	Flooring	
New Construction	No		
Owner/Agent	No		

PROPERTY INFORMATION

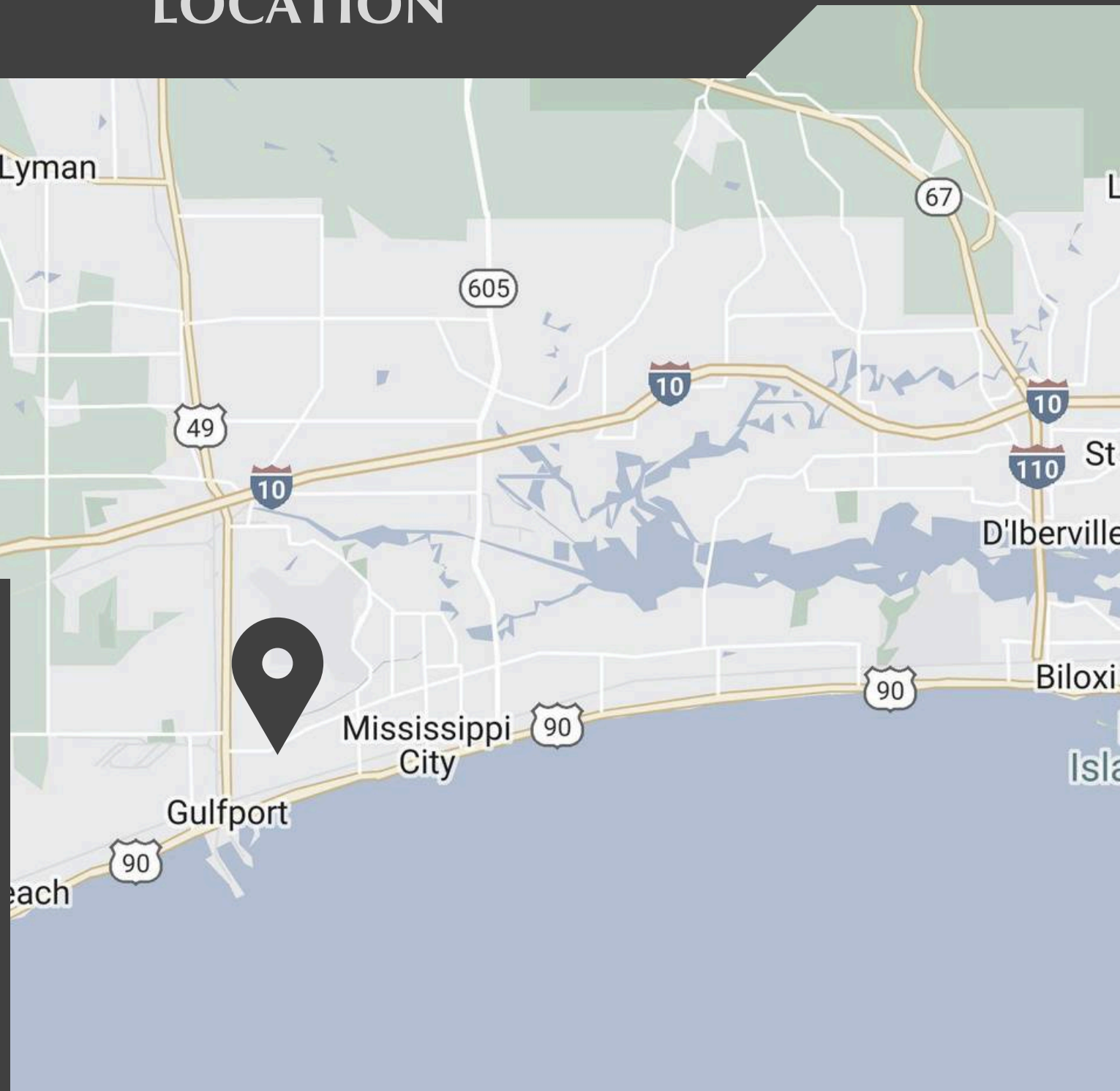
Basement Features	Basement: No	Lot Features	City Lot; Cleared; Corner Lot
Roof	Architectural Shingles	Sale Options	Will Lease; Will Not Divide
Foundation Details	Slab	Auction	Auction: No
Heating	Central	Available Documents	Brochure; Legal Description; Maps;
Cooling	Central Air		Photographs; Plat; Tax Info
Sewer	Public Sewer		Negotiable
Lighting	Fluorescent	Possession	
Water Source	Public		
Flood Insurance	No		
Price Includes	Building and Land; Building Only		
Structure Type	Lowrise 1-2 Floors; Other		
Current Use	Commercial; Office		
Business Type	Administrative and Support;		
	Commercial;		
	Construction/Contractor;		
	Employment; Financial; Grocery;		
	Locksmith; Parking; Professional		
	Service; Professional/Office;		
	Rental		
Possible Use	Commercial; Vacant		
Exterior Construction/Siding	Brick Veneer		
Exterior Features	Lighting		
Parking Features	Additional Parking; Front Entry;		
	Parking Lot; Paved		
Uncovered Parking?	1-25 Spaces		
Driveway Features	Paved Drive		
Additional Transportation Location	Airport 3+ Miles; City Street; Paved		

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.



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AERIAL VIEW

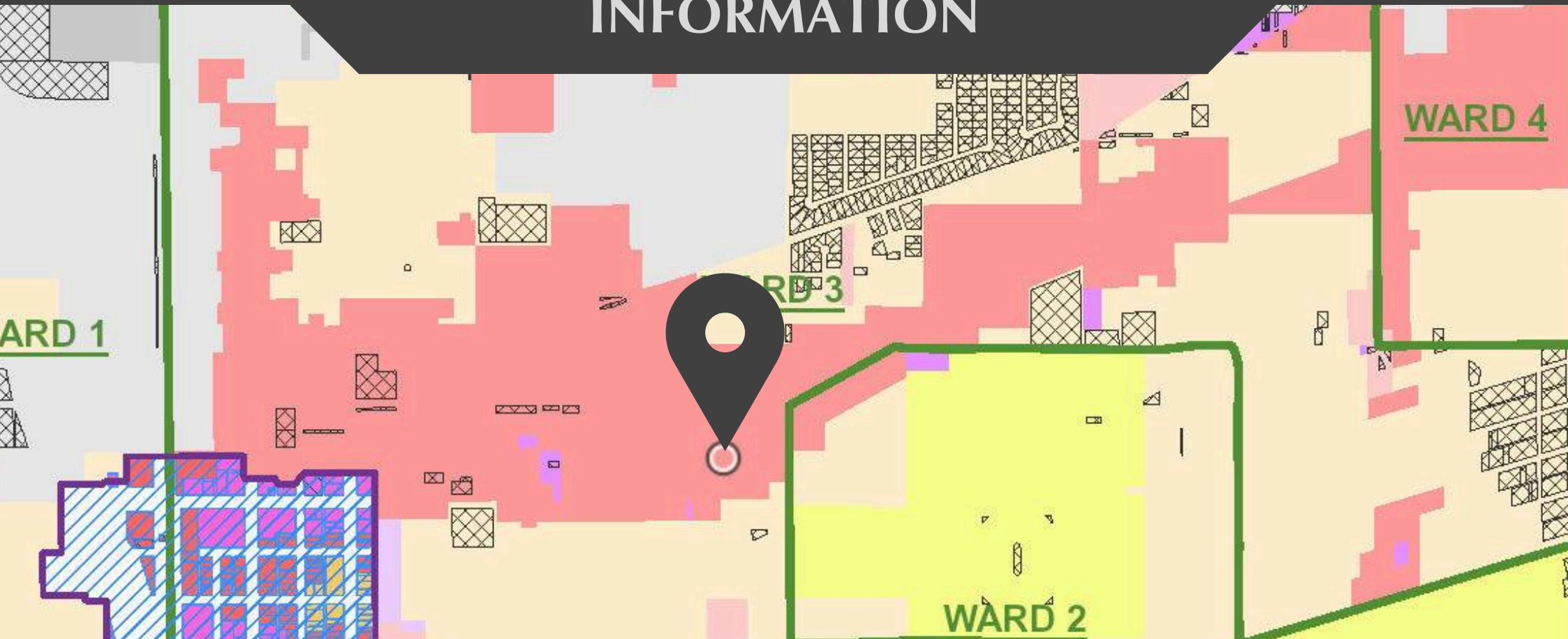


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AERIAL MAP



ZONING INFORMATION



B2 - GENERAL BUSINESS DISTRICT

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.

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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Address: 2208 18th St, Gulfport, MS 39501