

COMMERCIAL PROPERTY REPORT

198 Main St, Biloxi, MS 39530



Presented by

Sherry Owen | REALTOR® | ABR, CRS

Mississippi Real Estate License: B-8407

Mississippi Appraisal License: ms

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

Work: (228) 822-9870 | Fax: (228) 822-2818

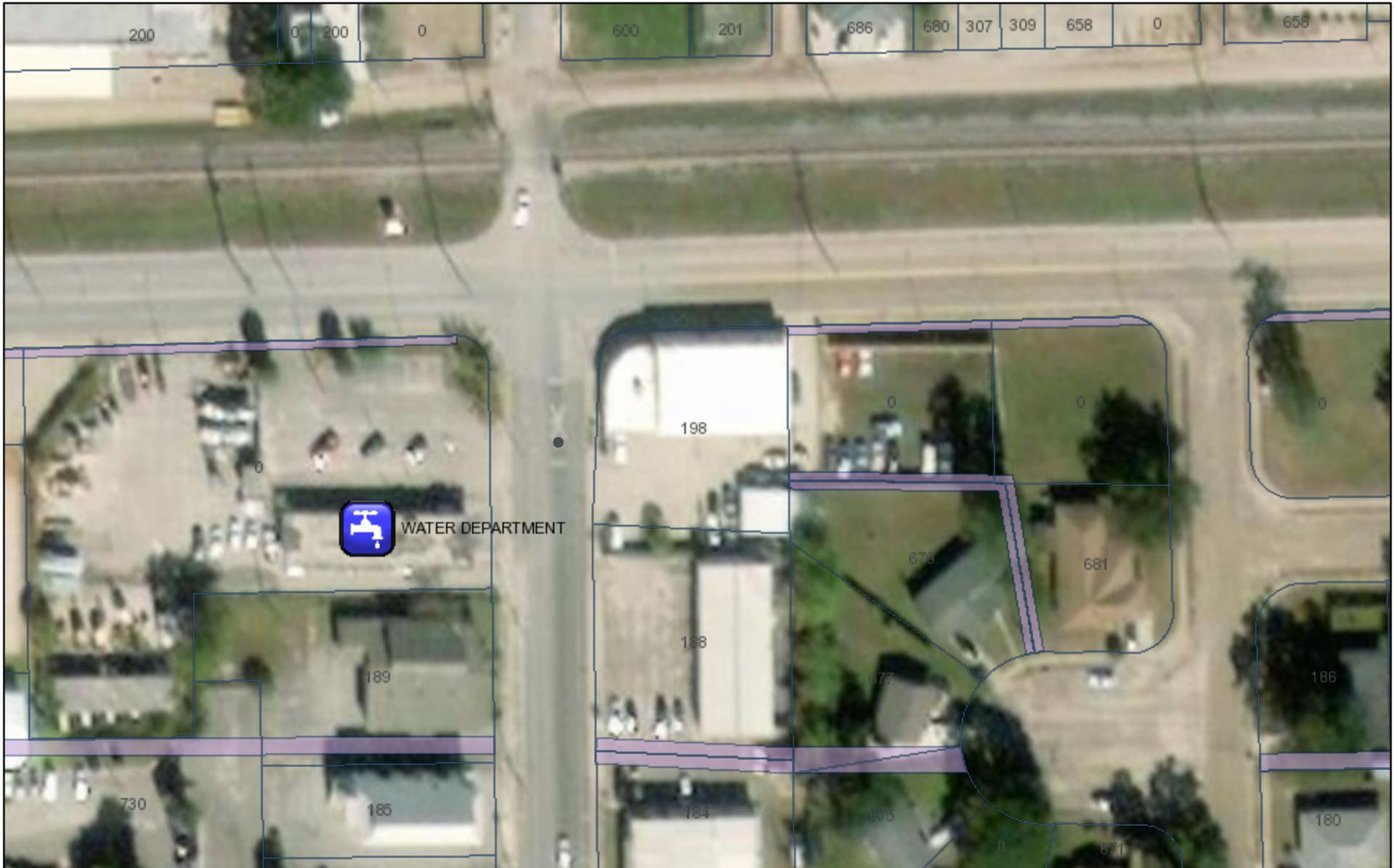
Main: owensherry1@aol.com

Office: www.owenandco.com

Owen & Co., LLC Real Estate

2208 18th Street
Suite B
Gulfport, MS 39501

198 Main Street Easements

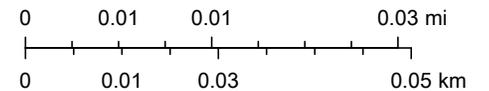


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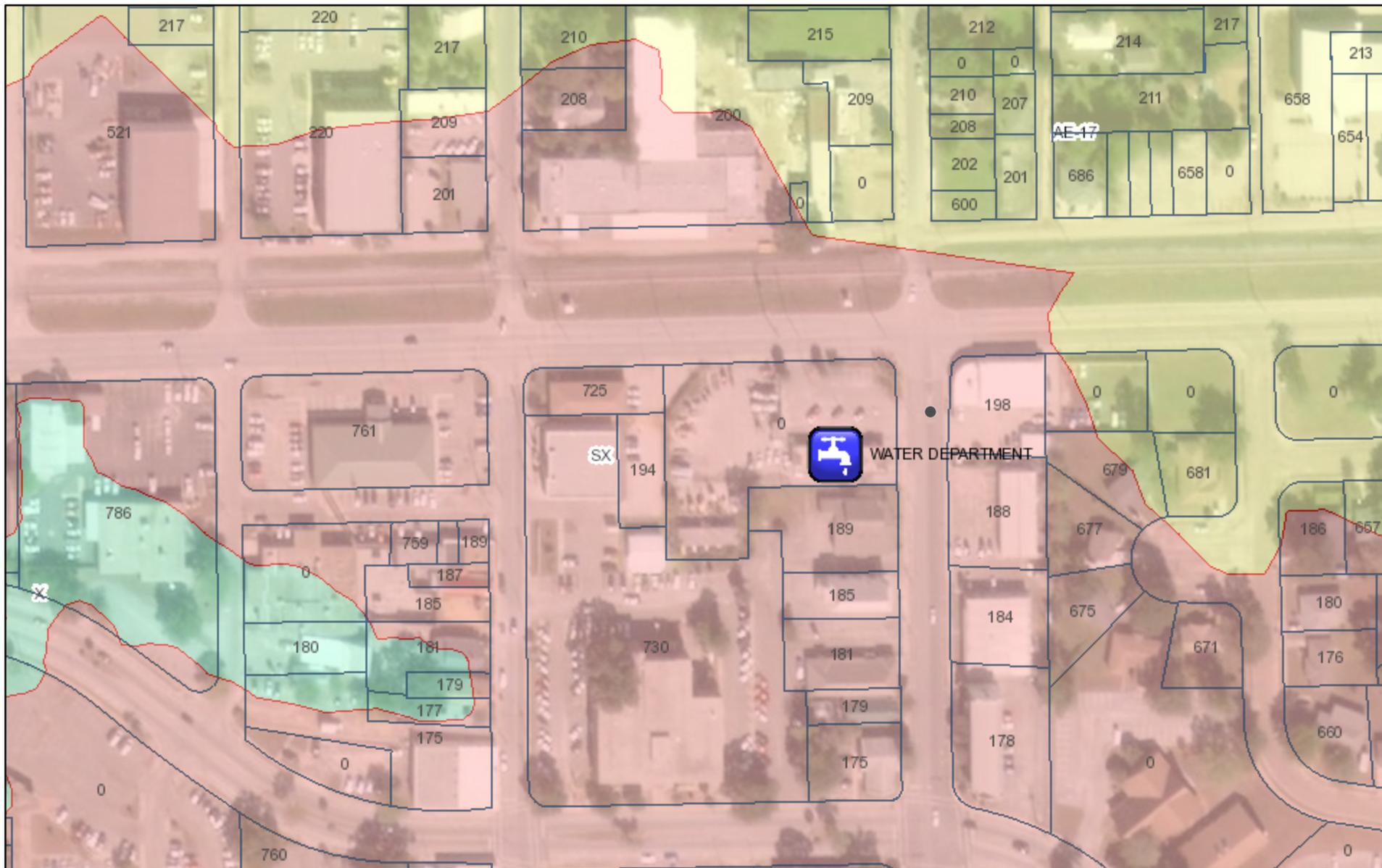
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|---|---|--|---|
|  BILOXI LIGHTHOUSE |  BILOXI SPORTS COMPLEX |  <all other values> |  City Facilities 1:20,000 |
|  BILOXI NATATORIUM |  WHITE AVENUE FOUNTAIN |  M&S Museum 4,000 |  BILOXI LIBRARY |
| | | |  CITY HALL |

1:1,128



Esri, HERE, Garmin, iPC, DigitalGlobe, Microsoft

198 Main Street Flood Map



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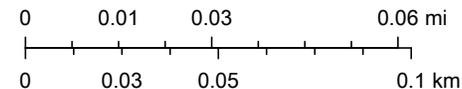
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-  BILOXI SPORTS COMPLEX
-  BILOXI LIGHTHOUSE
-  MGM STADIUM
-  BILOXI NATATORIUM
-  WHITE AVENUE FOUNTAIN

-  <all other values>
-  M&S Museum 4,000

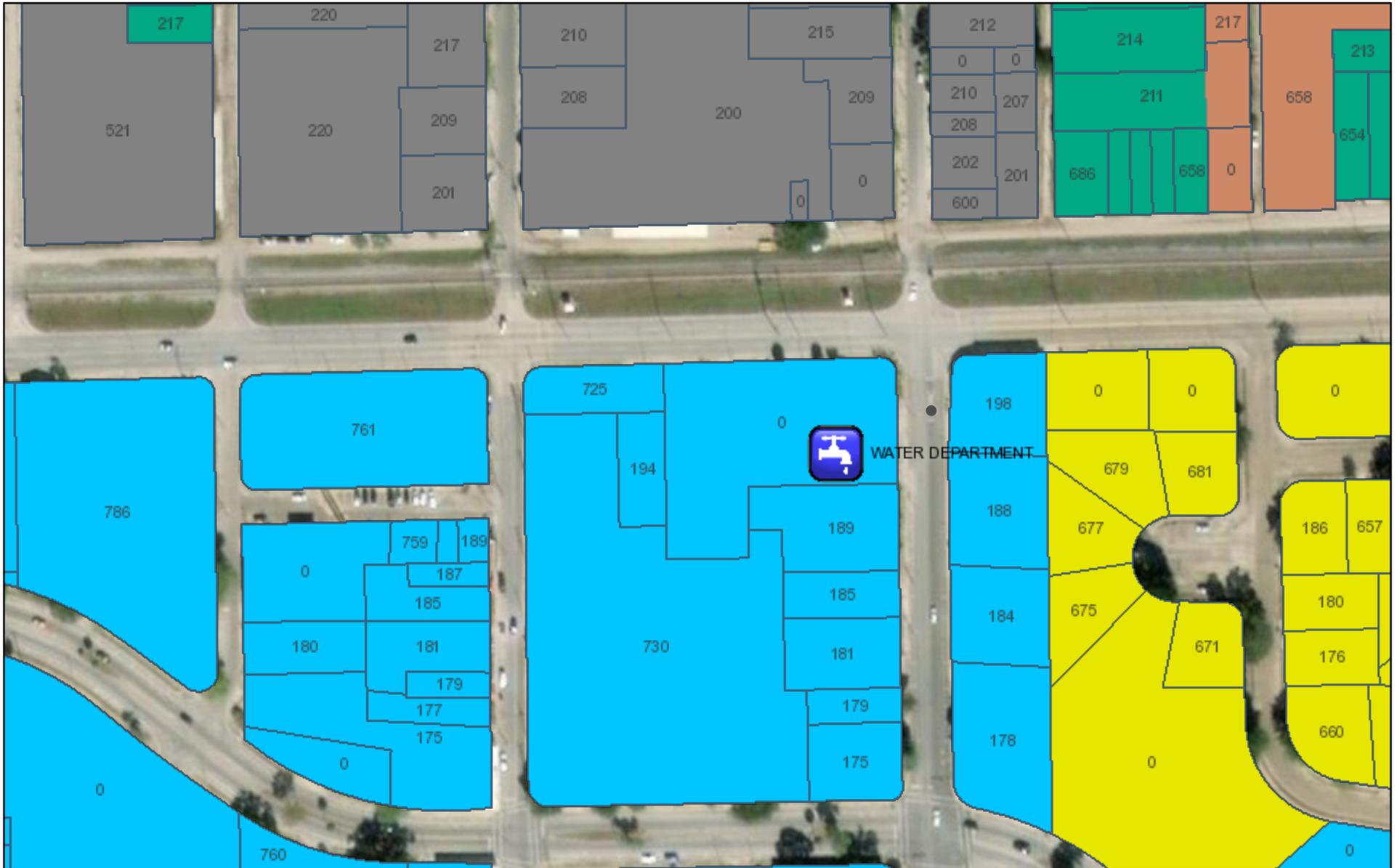
- City Facilities 1:20,000
-  BILOXI LIBRARY
 -  CITY HALL

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Esri, HERE, Garmin, iPC, DigitalGlobe, Microsoft

198 Main Street Zoning



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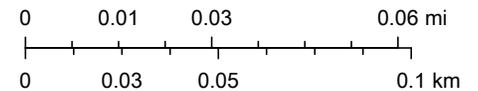
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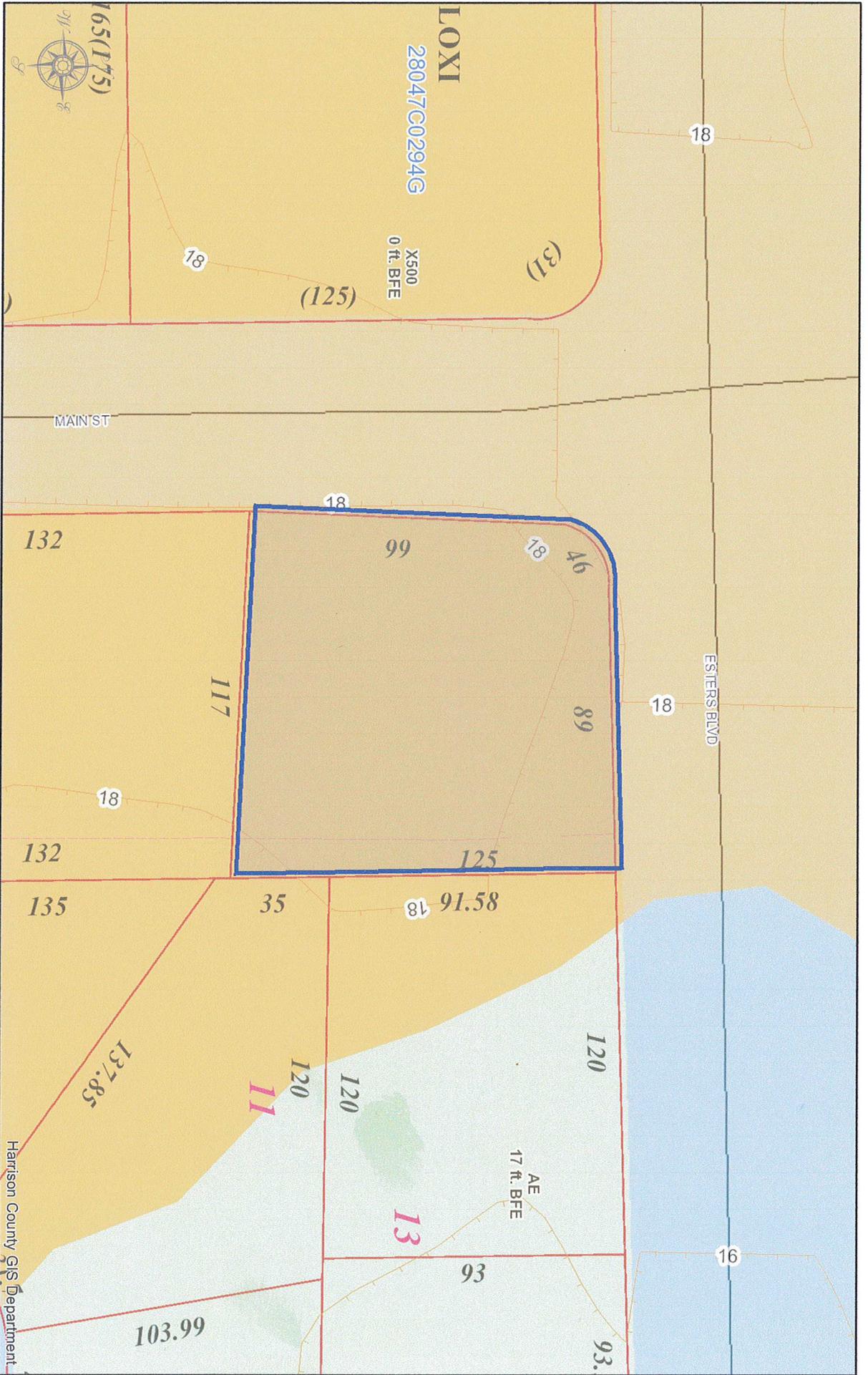
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Esri, HERE, Garmin, iPC, DigitalGlobe, Microsoft

198 Main St



HARRISON COUNTY, MISSISSIPPI

DISCLAIMER: THIS MAP IS FOR PROPERTY TAX ASSESSMENT PURPOSES ONLY. IT WAS CONSTRUCTED FROM PROPERTY INFORMATION RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS AND IS NOT CONCLUSIVE AS TO LOCATION OF PROPERTY OR LEGAL OWNERSHIP. TAL FLURY, TAX ASSESSOR.

MAP DATE: February 1, 2019

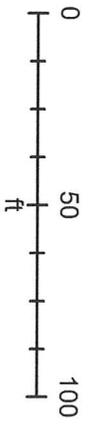
Railroad St & Reed 1410K-01-039.001



HARRISON COUNTY, MISSISSIPPI

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MAP DATE: February 1, 2019



Harrison County GIS Department

198 Main St, Biloxi, MS 39530

FOR SALE
 • New, Active: 3/7/2019

List Price
\$558,000
 List Date: 3/7/2019

Property Facts

Public Facts

Listing Facts

Property Type	Retail	Land
Property Subtype	Retail Stores (Personal Services, Photography, Travel)	Improved Commercial For Lease
Number of Buildings	2	-
Number of Stories	-	1 1/2 Story
Building Area (sq ft)	717	6,384
Lot Size	-	35,736 acres
Lot Dimensions	-	100x270x72
Year Built	1974	1974
Roofing	Metal	-
Heating	-	Other - See Remarks
Cooling	-	Other - See Remarks
Foundation	-	Slab
Exterior Walls	Brick	Aluminum/Steel Siding, Brick, Masonry And Steel

This report contains data and information that is publicly available and/or licensed from third parties and is provided to you on an "as is" and "as available" basis. The information is not verified or guaranteed. Neither this report nor the estimated value of a property is an appraisal of the property. Any valuation shown in this report has been generated by use of proprietary computer software that assembles publicly available property records and certain proprietary data to arrive at an approximate estimate of a property's value. Some portions of this report may have been provided by an RPR user; RPR is not responsible for any content provided by its users. RPR and its information providers shall not be liable for any claim or loss resulting from the content of, or errors or omissions in, information contained in this report.

Extended Property Facts

Structure Details

Levels Features	1 1/2 Story
Foundation Features	Slab
Parking Features	Parking 25+ Spaces

Interior Features

Cooling	Other - See Remarks
Floor	Ceramic, Other - See Remarks
Heating	Other - See Remarks
Special	Maps
Water	City Water

Interior Details

Interior Walls	Unfinished
Base Area	672 sq ft

Exterior Features

Parking	Parking 25+ Spaces
Lot Size Dimensions	100x270x72
Levels	1 1/2 Story

Location Details

Directions to Property	From Highway 90 North on Main Street. Business is located on the corner of Main Street and Esters Blvd.
Trade Area	St. Paul
Zoning	Central Business District
Location Features	Central Business District
Potential Use	Service Station/Repair

Other Details

Building Quality	E+
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Schools (based on location)

Elementary School	Gorenflo Elementary School
Middle School	Biloxi Junior High School
High School	Biloxi High School
School District	Biloxi Public School District



Listing Facts and Details

Listing Details

Listing ID: 345097

Listing Source: Mississippi Gulf Coast MLS Inc.

Original List Price: \$558,000

Original List Date: 3/7/2019

Current List Price: \$558,000

Listing Agreement Type: Exclusive Right to Sell(ER)

Possession: At Closing

Showing Instructions: Call LA for Appt. , Call LO for Apt.

Age: Other - See Remarks

Potential Use: Service Station/Repair

Details:

Electric auto store in downtown Biloxi. Located on Main Street it is comprised of 3 lots - on the corner of Main and R.R. Street. Owner is retiring! 6384 sq. ft. with unfinished apartment upstairs that could be built out. Another 1250 sq. ft. with wiring and plumbing existing. Garage doors on warehouse and a 12' tall fenced in yard. Extra lot for expansion!

Legal:

SEC/TWN/RNG/MER:SEC 37 TWN 07S RNG 09W BEG S MAR NEW RR ST (ESTERS BLVD) AND W LINE FORMER ELDER ST W 75.9 FT TO A CURVE ON E LINE MAIN ST SLY 46 FT S 99 FT E 117 F

Business Details

Price Change History

Change Date	Description	New List Price	% Change
3/7/2019	-	\$558,000	-

Public Facts

Owner Information

Owner Name	Hammett Buddy R Sr
Mailing Address	198 Main St Biloxi MS 39530-3808

Legal Description

APN: 1410K-01-040.000	Tax ID: -	Zoning: -	Census Tract: 280470036.002037	Abbreviated Description: SEC/TWN/RNG/MER:SEC 37 TWN 07S RNG 09W BEG S MAR NEW RR ST (ESTERS BLVD) AND W LINE FORMER ELDER ST W 75.9 FT TO A CURVE ON E LINE MAIN ST SLY 46 FT S 99 FT E 117 F	City/Municipality/Township: Biloxi, MS 39530
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Maps



Legend: Subject Property

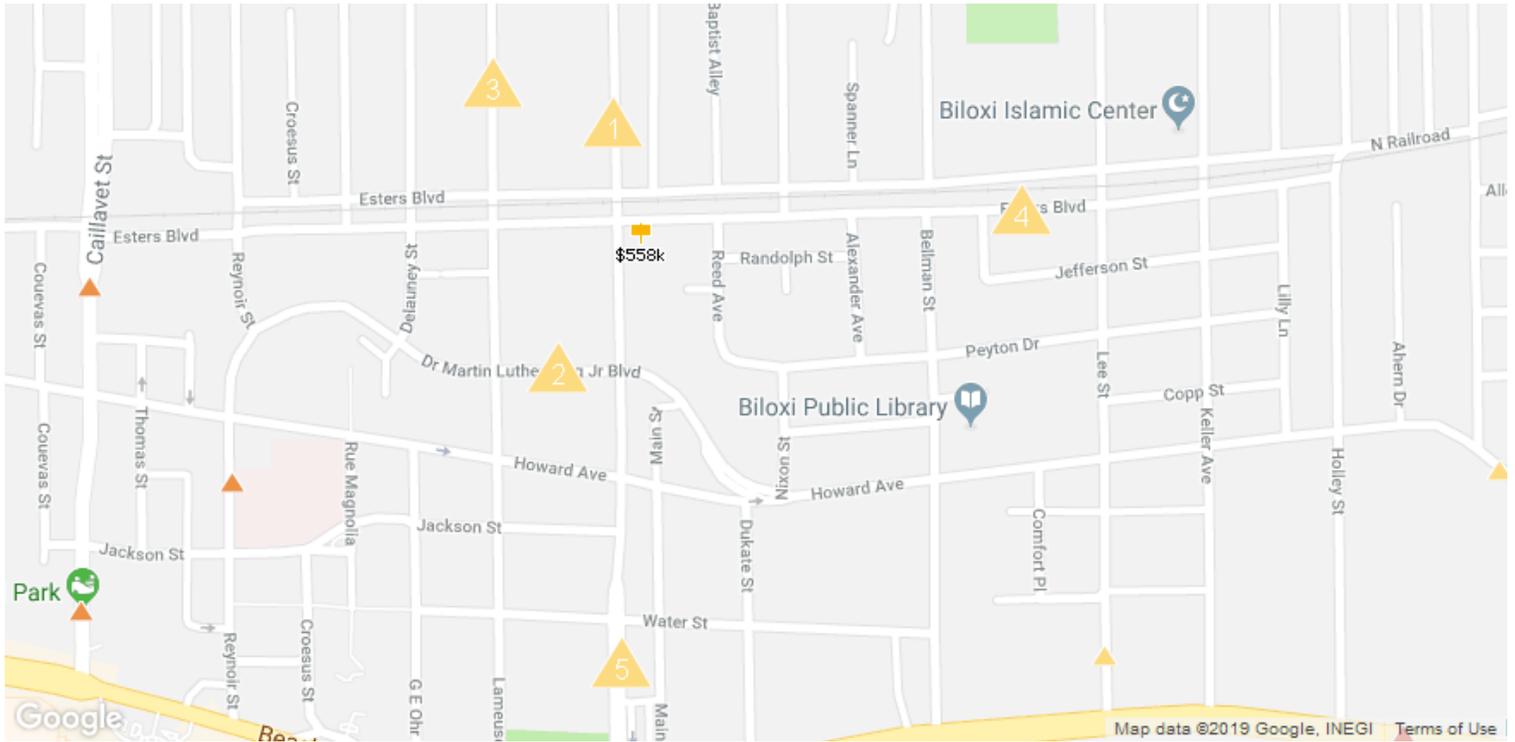


Legend: Subject Property



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Traffic Counts



Daily Traffic Counts: ▲ Up 6,000 / day ▲ 6,001 – 15,000 ▲ 15,001 – 30,000 ▲ 30,001 – 50,000 ▲ 50,001 – 100,000 ▲ Over 100,000 / day

1	2	3	4	5																																																												
4,274	5,684	4,000	1,430	2,300																																																												
2017 Est. daily traffic counts	2017 Est. daily traffic counts	2006 Est. daily traffic counts	2017 Est. daily traffic counts	2006 Est. daily traffic counts																																																												
Street: Main St Cross: Esters Blvd Cross Dir: S Dist: 0.05 miles	Street: Washington Loop Cross: Main St Cross Dir: E Dist: 0.05 miles	Street: Lameuse St Cross: Esters Blvd Cross Dir: S Dist: 0.08 miles	Street: Esters Blvd Cross: Jefferson St Cross Dir: W Dist: 0.03 miles	Street: Main St Cross: Water St Cross Dir: N Dist: 0.03 miles																																																												
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NOTE: Daily Traffic Counts are a mixture of actual and Estimates (*)