

FOR SALE

15TH PLACE OFFICE BUILDING

1712 15TH STREET, GULFPORT, MS



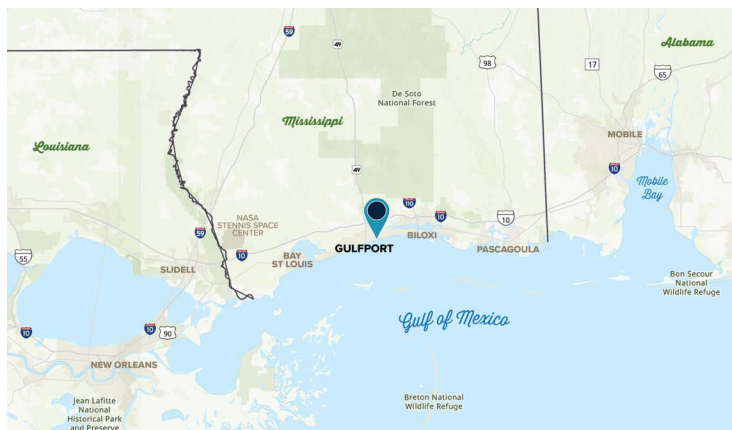
PROPERTY DESCRIPTION

Introducing a prime commercial investment opportunity in Gulfport, MS: a remarkable 30,958 SF Class A office building, boasting 100% occupancy, with a prestigious tenant roster including Salute Italian and Seafood Restaurant on the ground floor and law and insurance offices of Morris Bart, LLC, and Coastal American Insurance on the three floors above. This is a lucrative option for discerning investors and owner/users alike as the owner will make space available for an office user. Great location to service the Gulf Coast from New Orleans to Mobile, Alabama.

PROPERTY HIGHLIGHTS

- Beautiful Class A Office Building Overlooking the Gulf of Mexico - Spectacular Views
- Great Opportunities to Increase Income with Fourth Floor Terrace
- Salute Italian Restaurant - Located in the Building
- Elevator Serviced Office Building
- Abundant Parking On Site
- Extra Land Included for Future Expansion

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LOCATION DESCRIPTION

Beautiful Class A office building overlooking the Gulf of Mexico with spectacular views. Less than 1/2 mile to the Gulfport Courthouse and the Dan Russell, Jr. U.S. Courthouse. This property is at the intersection of 15th St and US-90 (E Beach Blvd) in Gulfport, Mississippi, just a short distance to Downtown Gulfport.



OFFERING SUMMARY

Asking Price:	\$5,500,000
Lot Size:	3.512 Acres
Building Size (Gross):	30,958 SF
Net Rentable Area:	26,878 SF + 2,416 SF Rooftop Terrace
Parking:	139 Spaces
Year Built:	2003
Floors:	Four (4)
Zoning:	T4+ General Urban Transect Zone



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