



List Price: \$350,000
Expiration Date: 06/11/2027
Bedrooms: 0
Bathrooms Total: 0
Bathrooms Three Quarter: 0
Total Square Footage: 3,883
SqFt Source: Public Records
List Price Sqft: \$90.14
Year Built: 1968 (Public Records)

Total Floors: 1
Divisible: No
Sub Agency: No

Sub-Type: Business
Listing Service: Full Service
Special Listing Conditions: Real Estate Owned
Approx Lot Size Acres: 0.25
Lot Size Dimensions: 100x110
Subdivision: Gulfport City
County: Harrison
Zoning: Neighborhood Business
Reserved Prospects: Yes
N or S of CSX RR: N
N or S of I-10: S
Listing Agreement: Exclusive Right To Sell
New Construction: No
Property Condition: Updated/Remodeled
Never Occupied: No
Owner/Agent: No
Complex Name:
Sold In Previous 12 Months: No

Legal Description: LOTS 21 TO 24 BLK 113 ORIGINAL GULFPORT

Parcel #: 0811e-01-028.000

Association: No

Tax Year: 2025
Tax Annual Amount: \$4,218
Leasehold Y/N: No

Flood Insurance Required?: Subject to Survey
16th Section: No

Occupancy: Tenant

Agent Remarks: Owner is offering agent commission

Showing Requirements: Showing: Appointment Required; Text Listing Agent

Showing Exclusions: Yes

Accessibility Features: Yes

Commercial Features: ADA Qualified; Living Space Available; Rest Rooms; Smoke Detector(s); Average Lease Per SqFt: 13; Business Included: No; Cap Rate: 10; Frontage Feet: 100; Number of Tenants: 1; Traffic Count: 11,000

Levels: One

Square Footage Description: Ofc. Bldg 2500-5000 SF

Basement Features: Basement: No

Roof: Shingle

Foundation Details: Slab

Heating: Electric

Fireplace: No

Fireplaces Total: 0

Cooling: Central Air; Electric

Sewer: Public Sewer

Utilities: Cable Available; Electricity Connected; Sewer Connected; Water Connected

Water Source: Public

Flood Insurance: Subject to Survey

Income & Expenses: Annual Net Income: 35,700

Expenses Include: Insurance; Management; Taxes

Price Includes: Building and Land

Current Use: Other

Business Type: Commercial; Senior Housing

Possible Use: Barber/Beauty; Commercial; Office; Place of Worship; Retail

Approx Age Code: Older 25+ Years

Garage Spaces: 0

Parking Features: On Site; On Street; Paved

Uncovered Parking?: 1-25 Spaces

Driveway Features: Paved Drive; Side Entrance

Additional Transportation: City Street; Paved

Pool: No

Location: Corner Lot; Downtown; Freestanding; Office Building; Paved

Lot Features: Corner Lot

Sale Options: Under Lease

Listing Terms: Cash; Conventional

Disclosures: As Is; Investment

Available Documents: Floodway Map; Leases; Legal Description; Photographs; Traffic Count

Possession: Close Of Escrow; Other

Year Built Known: Yes

Year Built: 1968

Year Built Source: Public Records

	Name	Office	Primary	Mobile	Office	E-mail
Listing Member:	Carrie A Fish B22869	LO: Coldwell Banker Alfonso Realty-Lorraine Rd mgc.ofc104	228-343-3583		228-287-1000	ccole6@cbcworldwide.com

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