



3016 U.S. 80, Morton, MS 39117

INCOME PRODUCING MEDICAL OFFICE

Pediatric
Clinic

VICTORIA SALLOUM • ASSOCIATE

OFFICE: 228.276.2700

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PROPERTY DESCRIPTION

INCOME PRODUCING - The property located at 3016 Highway 80, Morton, MS 39117, in Scott County, was constructed in 1995 as a church and has recently been renovated into a first-class medical office. The fully renovated medical office features seven exam rooms, a nurses' station, a waiting room, a reception area, a triage room, and a kitchen and breakroom for staff. This rural medical office carries a Rural Health Clinic Certification. The Rural Health Clinic Certification adds significant investment value because it is perpetual, address-specific, and cannot be transferred to another location. This designation was obtained after Hurricane Katrina, when census data reflected a sharp decline in population and a shortage of healthcare professionals; those conditions have since changed, and similar certifications are not expected to be granted again along the Mississippi Gulf Coast. The certification allows for reimbursement rates that are a substantially higher return than those of a conventional non-RHC clinic, strengthening the property's appeal to healthcare companies nationwide and supporting the potential for premium lease rates. The property is located in FEMA Flood Zone X, indicating minimal flood risk.

PROPERTY HIGHLIGHTS

- Fully renovated medical office
- 7 exam rooms, nurses' station, reception, waiting room & triage
- Kitchen and staff breakroom
- Rare, perpetual Rural Health Clinic (RHC) Certification
- Substantially higher reimbursement rates than conventional clinics

OFFERING SUMMARY

Sale Price:	\$335,000
Lot Size:	0.81 Acres
Building Size:	3,000 SF

OFFICE BUILDING FOR SALE

PROPERTY SUMMARY



SOUTHEAST
COMMERCIAL
REAL ESTATE



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INTERIOR PHOTOS

SOUTHEAST COMMERCIAL REAL ESTATE | 2310 19th Street, Gulfport, MS 39501 | 3900 N Causeway Blvd., Suite 100, Metairie, LA 70002 | www.southeastcre.com



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INCOME PRODUCING MEDICAL OFFICE

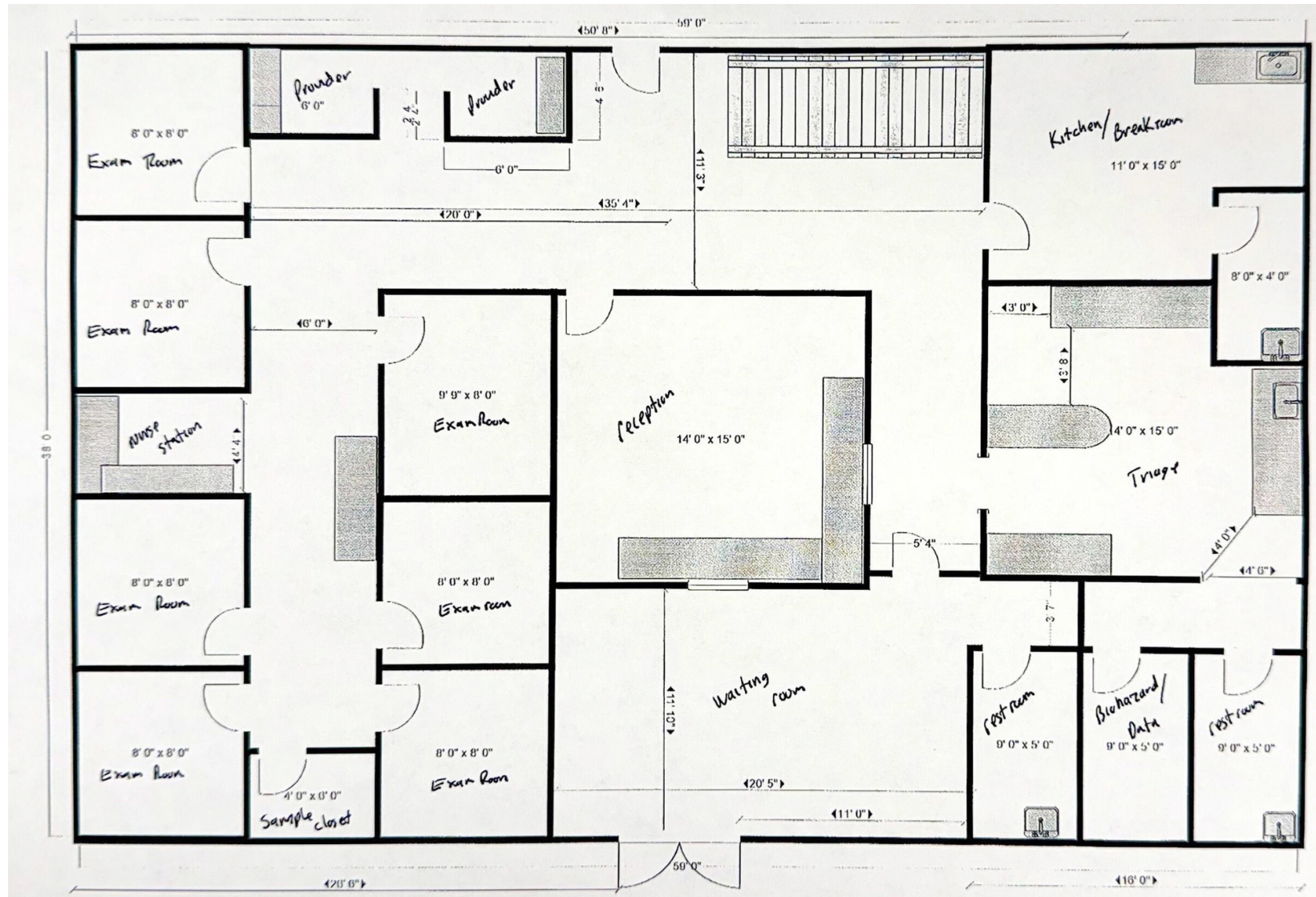
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OFFICE BUILDING FOR SALE

SITE PLAN



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