



**COLDWELL BANKER
COMMERCIAL**

**ALFONSO
REALTY, INC.**

**2713 15th Ave
Gulfport, MS 39501**

OFFERED AT \$379,000

- Centrally Located
- Backup Generator
- X Flood Zone



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FOR SALE

CBARCOMMERCIAL.COM

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vchamp56@gmail.com

Martin G Jones
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**COLDWELL BANKER COMMERCIAL
ALFONSO REALTY, INC.**
**9153 Lorraine Road
Gulfport, MS 39503
228-287-1000**



**2713 15th Ave
Gulfport, MS 39501**



OFFERING SUMMARY

Offered At:	\$379,000
Total Building SqFt:	6,100
Lot Size:	1.04 Acres
Zoning:	B-2 General Business District
Parcel Numbers	0811b-01-030.000, 0811b-01-030.001, 0811b-01-031.000, 0811-01-050.000

PROPERTY OVERVIEW

Office/warehouse complex for sale. Conveniently located between Pass Road and 28th Street with easy access to U. S. Highway 49 and Gulfport-Biloxi International Airport. Two freestanding buildings with four parcels of land containing 1.04 acres. Zoned B-2. One building is a 2,800 sq ft warehouse with two 14' high 12' wide rollup doors on grade level on both ends allowing for drive thru from 15th St to alleyway. 16' clear span. Not heated and cooled. The seconded building has a total of 3,300 sq ft of space with 1,800 sq ft office space with two restrooms and full kitchen adjoining the office is storage/garage/workspace area with access from alley through a two vehicle wide door containing 1,500 sq. ft. Four parcels of land, three fronting 15th Street and one fronting alleyway behind the property. 15th Street parcels are fully fenced. Features include a natural gas powered backup generator, Washer and Dryer, Energy Efficient siding and windows on office building.. This property is perfect for those looking for a place to store and work on vehicles, store tools, and equipment, host gatherings, and enjoy plenty of parking and space for cookouts for the team. With its unique combination of office and or living space and commercial capabilities, it's a fantastic opportunity not to be missed.

PROPERTY HIGHLIGHTS

- Centrally Located
- Backup Generator
- X Flood Zone

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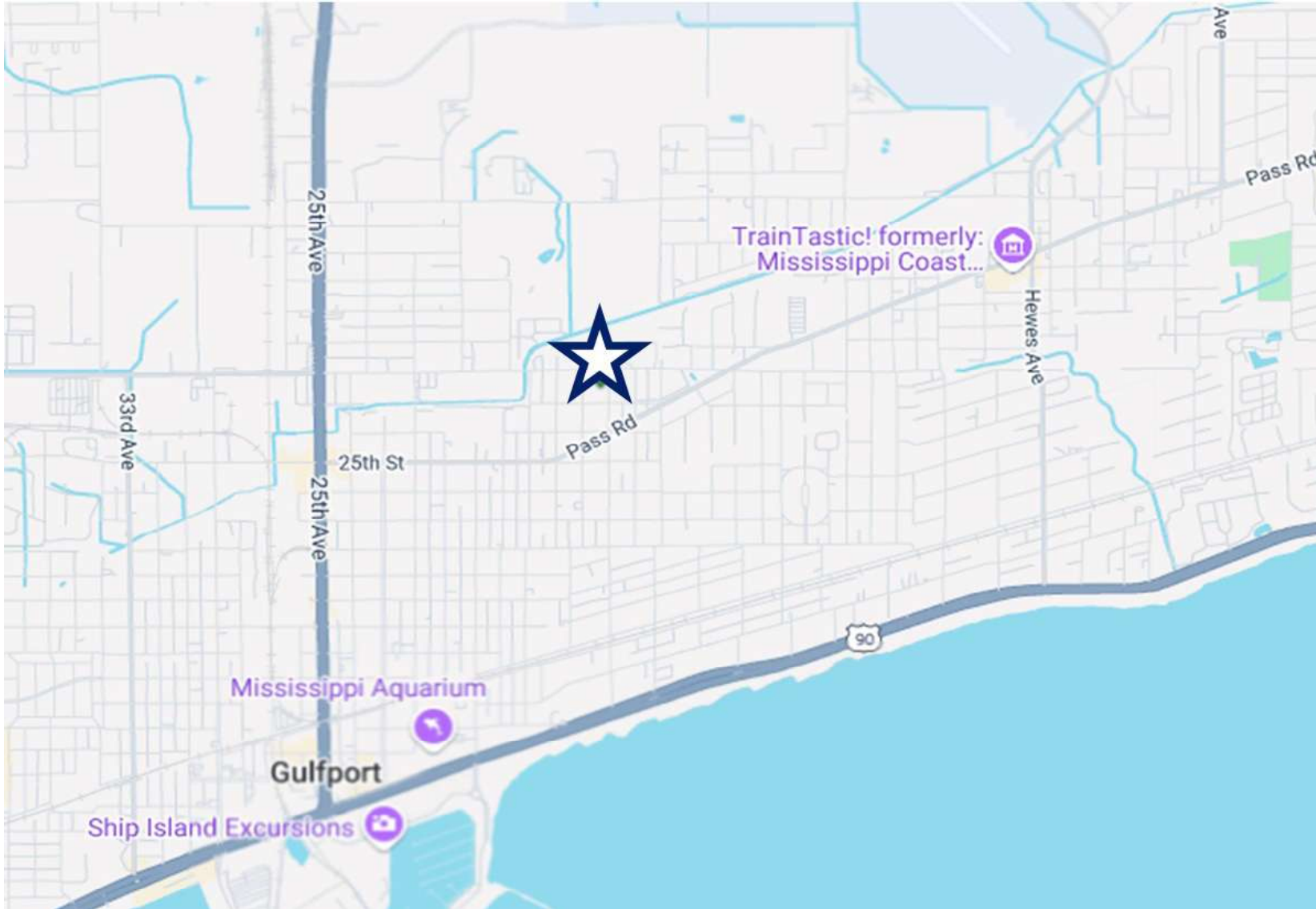


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Property Location



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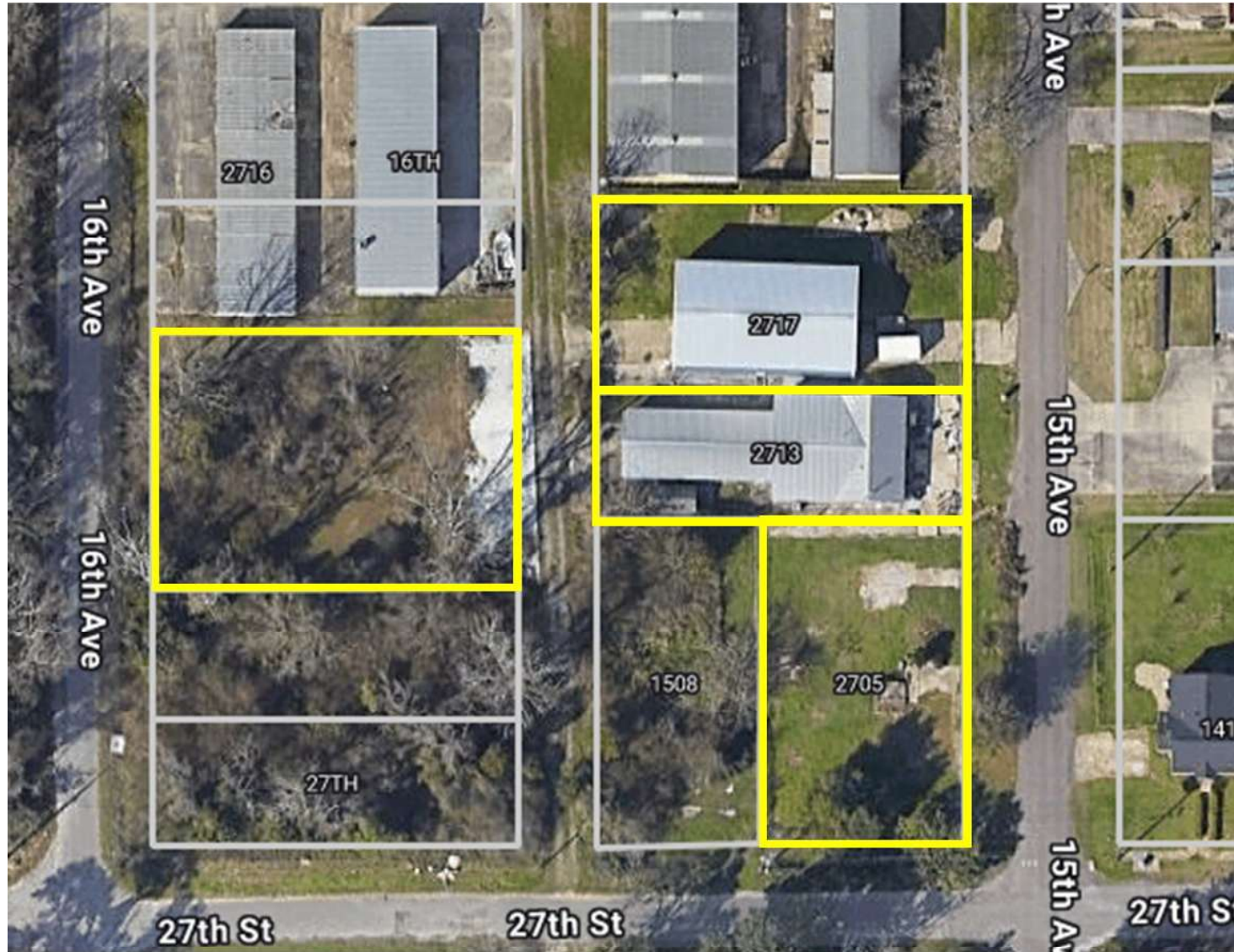


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Aerial Map



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SALE

Traffic Counts Map



Traffic Counts Provided By  **MDOT**
MISSISSIPPI DEPARTMENT OF TRANSPORTATION

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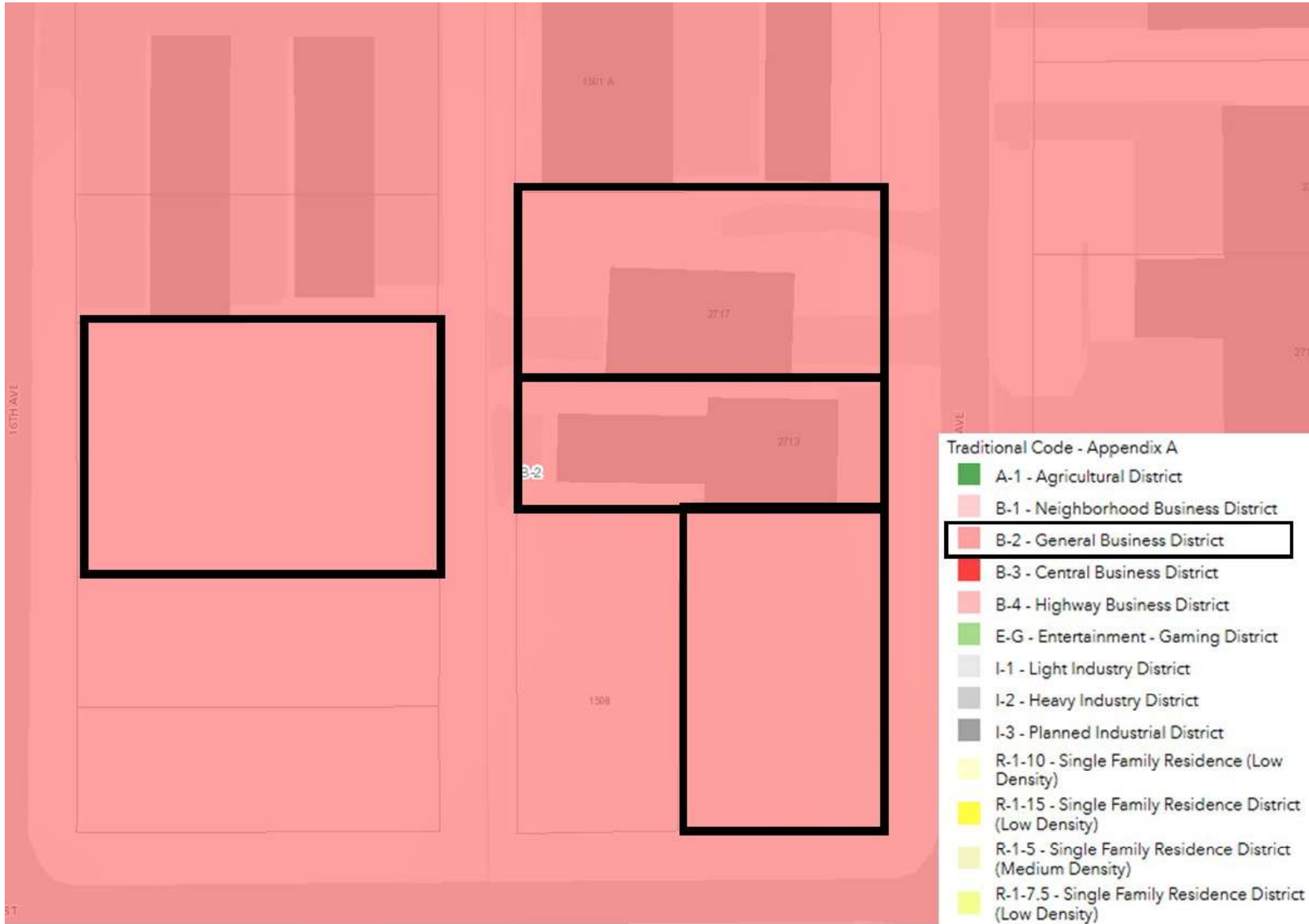
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Zoning Map

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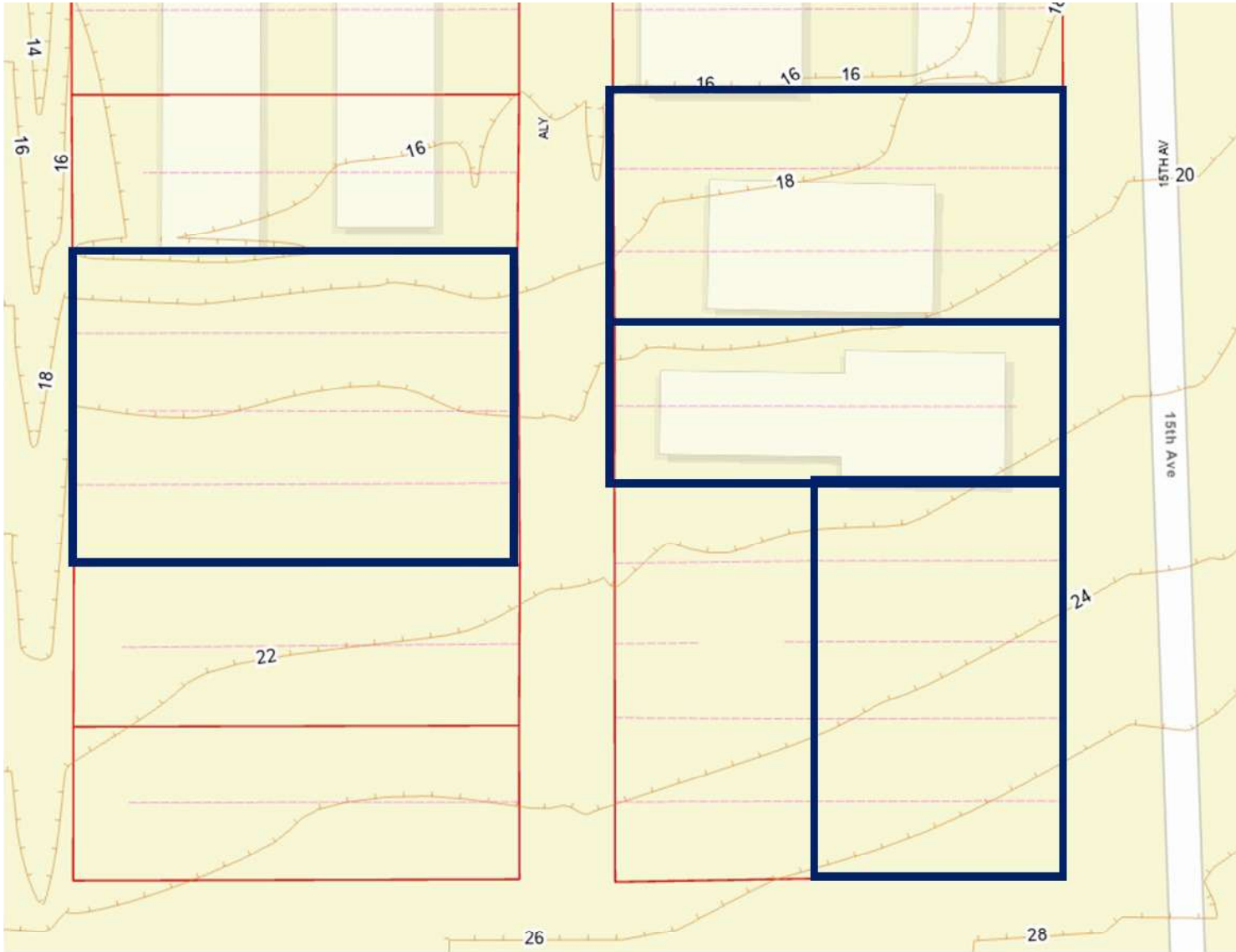


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Contour Map



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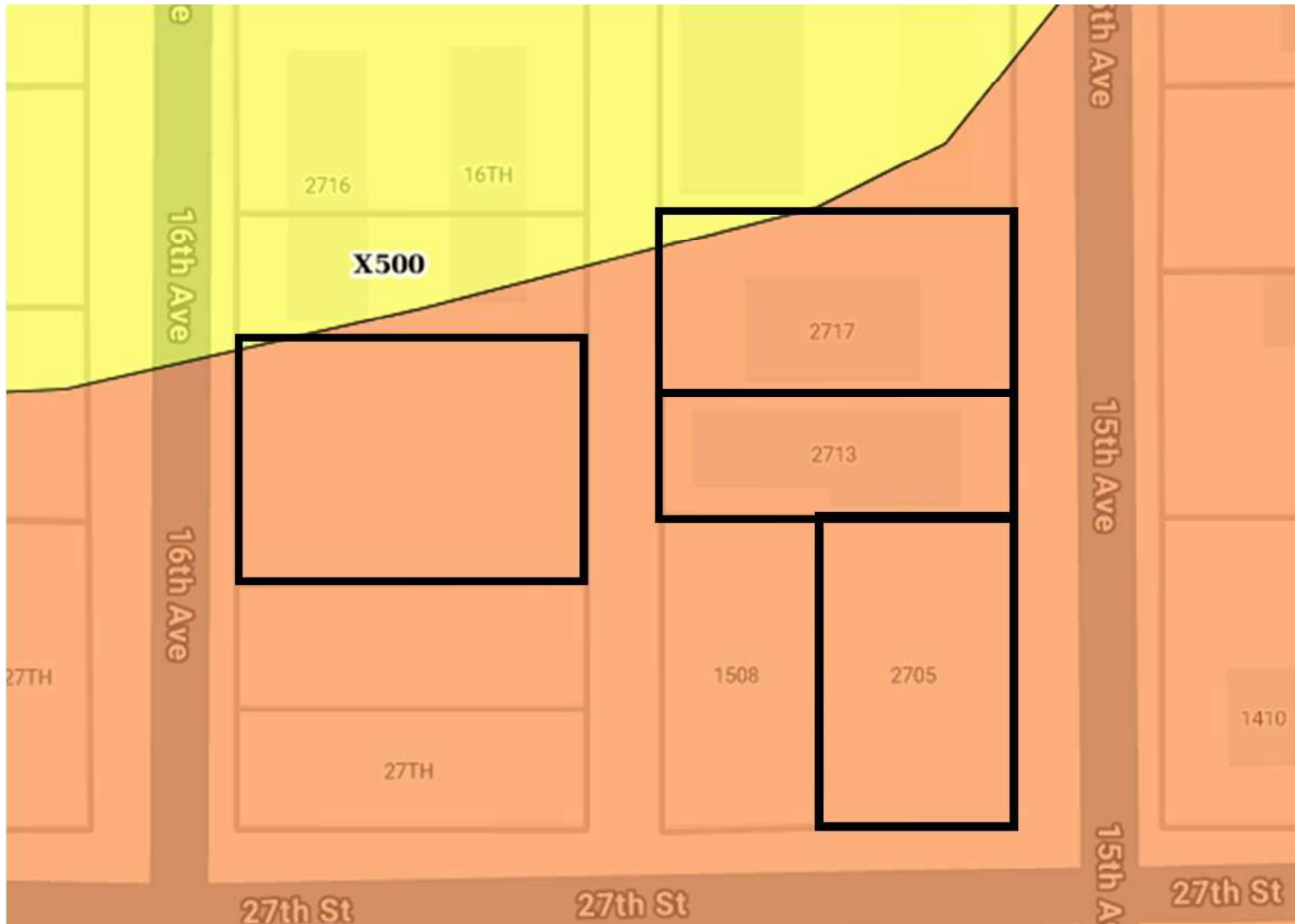
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FloodMap

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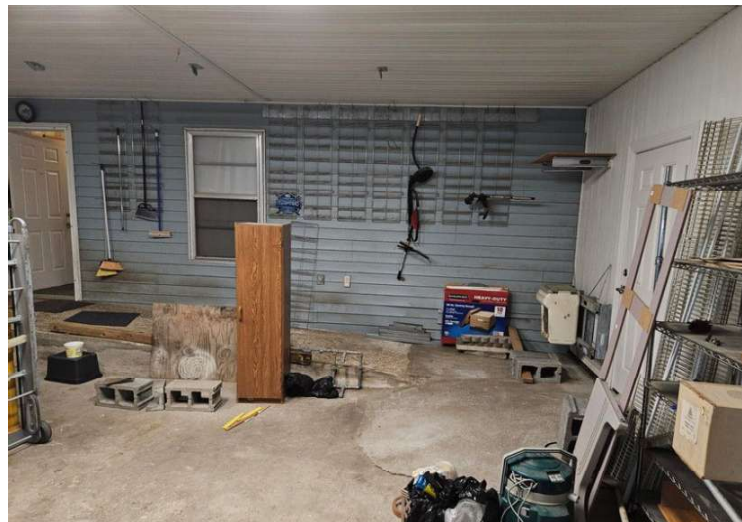


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