



**FOR SALE**  
**COMMERCIAL PROPERTY SUITABLE FOR VERSATILE USE**  
**282 Lameuse St, Biloxi, MS 39530**

# PROPERTY INFORMATION

|                            |                                                                                                                                                                                                   |                              |                                                 |
|----------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------|-------------------------------------------------|
| List Price                 | \$334,900                                                                                                                                                                                         | Commercial Features          | 220 Volt Power; ADA Qualified; Rail; Rest Rooms |
| Total Square Footage       | 3,200                                                                                                                                                                                             | Seating                      | 1-10                                            |
| SqFt Source                | Owner                                                                                                                                                                                             | Levels                       | Two                                             |
| List Price Sqft            | \$104.66                                                                                                                                                                                          | Square Footage Description   | Ofc. Bldg 2500-5000 SF                          |
| Year Built                 | 1960 (Public Records)                                                                                                                                                                             | Walls - Interior             | Sheetrock; Wainscoting                          |
| Total Floors               | 2                                                                                                                                                                                                 | Flooring                     | Carpet; Combination; Laminated; Wood            |
| Sub Agency                 | No                                                                                                                                                                                                | Basement Features            | Basement: No                                    |
| Legal Description          | COM AT INTER OF E MAR OF LAMEUSE ST & S MAR<br>OF DIVISION ST S 167.2 FT ALONG LAMEUSE ST TO<br>POB E 70.2 FT S 76.7 FT W 70.2 FT TO ST N 76.7 FT<br>ALONG ST TO POB IN SEC 27-7-9 IN SEC BLK 105 | Roof                         | Metal                                           |
|                            | 1410f-03-044.002                                                                                                                                                                                  | Heating                      | Central                                         |
|                            | Other                                                                                                                                                                                             | Cooling                      | Central Air                                     |
| Parcel #                   | Full Service                                                                                                                                                                                      | Sewer                        | Public Sewer                                    |
| Sub-Type                   | Standard                                                                                                                                                                                          | Utilities                    | Electricity Connected; Sewer Connected; Water   |
| Listing Service            | 0.12                                                                                                                                                                                              | Lighting                     | Connected                                       |
| Special Listing Conditions | 70.2 x 76.7                                                                                                                                                                                       | Water Source                 | Fluorescent                                     |
| Approx Lot Size Acres      | Harrison                                                                                                                                                                                          | Flood Insurance              | Public                                          |
| Lot Size Dimensions        | N                                                                                                                                                                                                 | Price Includes               | Subject to Survey                               |
| County                     | S                                                                                                                                                                                                 | Current Use                  | Building and Land                               |
| N or S of CSX RR           | Exclusive Right To Sell                                                                                                                                                                           | Business Type                | Investment; Medical/Dental; Mixed Use; Office;  |
| N or S of I-10             | No                                                                                                                                                                                                | Possible Use                 | Vacant                                          |
| Listing Agreement          | No                                                                                                                                                                                                | Exterior Construction/Siding | Medical; Other                                  |
| New Construction           | No                                                                                                                                                                                                | Exterior Features            | Commercial; Investment; Medical/Dental; Office; |
| Owner/Agent                | No                                                                                                                                                                                                | Parking Features             | Other                                           |
| Association                | No                                                                                                                                                                                                | Uncovered Parking?           | Brick; Siding                                   |
| Tax Year                   | 2024                                                                                                                                                                                              | Driveway Features            | Balcony; Lighting; Rain Gutters                 |
| Tax Annual Amount          | \$366                                                                                                                                                                                             | Additional Transportation    | Concrete; Front Entry; On Site                  |
| Leasehold Y/N              | No                                                                                                                                                                                                | Location                     | 1-25 Spaces                                     |
| Flood Insurance Required?  | Subject to Survey                                                                                                                                                                                 | Lot Features                 | Concrete Drive                                  |
| Showing Requirements       | Appointment Required; Lockbox Location: See<br>Remarks; Appointment Only; Call Listing Agent; MLS<br>Keybox; Vacant                                                                               | Sale Options                 | City Street                                     |
|                            | Accessible Approach with Ramp; Grip-Accessible<br>Features                                                                                                                                        | Listing Terms                | City; City Street; Freestanding; Paved          |
|                            |                                                                                                                                                                                                   | Possession                   | City Lot                                        |
|                            |                                                                                                                                                                                                   |                              | Will Not Divide                                 |
|                            |                                                                                                                                                                                                   |                              | Cash; Conventional                              |
|                            |                                                                                                                                                                                                   |                              | Close Of Escrow                                 |



ZONE

RB



PRICE

\$334,900



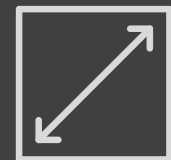
LOCATION

BILOXI, MS



BUILDING SIZE

3200 SF

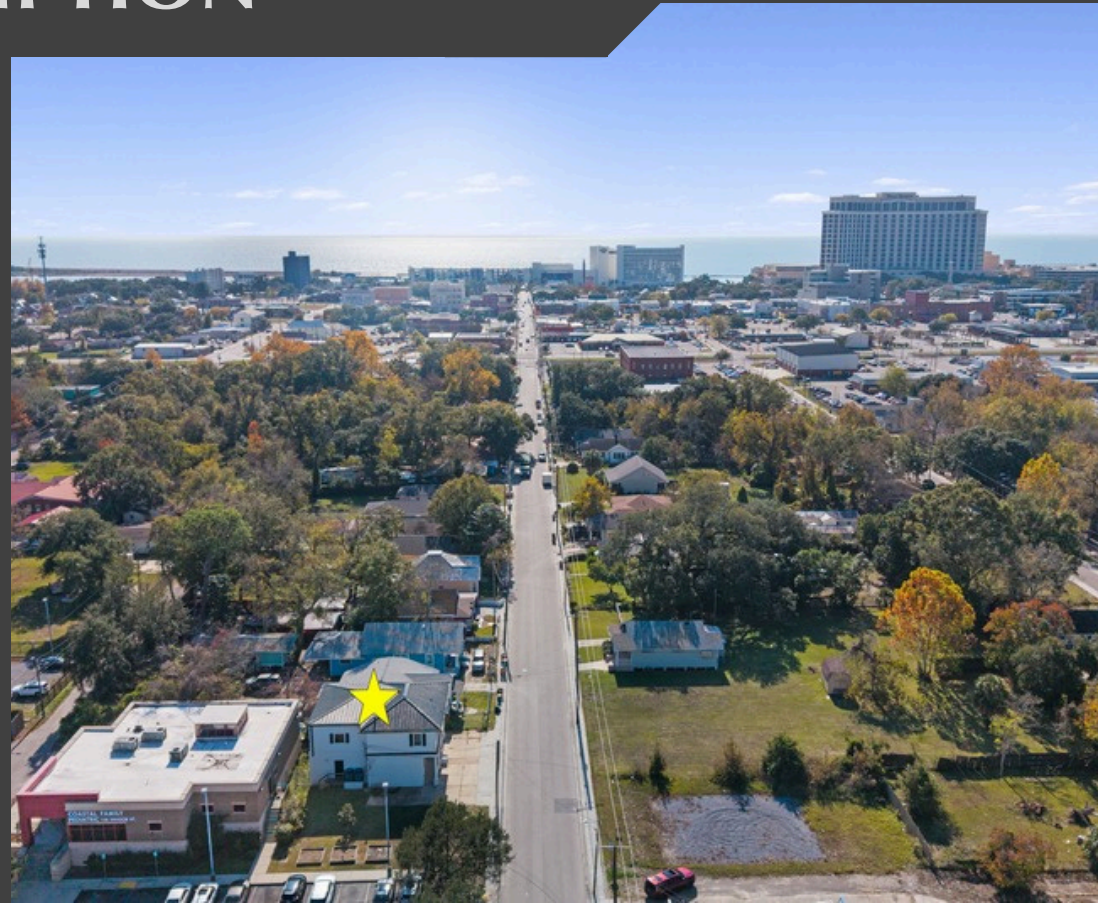


LOT SIZE

0.12 SF



# PROPERTY DESCRIPTION



## Great commercial investment opportunity in the heart of Biloxi!

Unbeatable location close to everything the city has to offer. This property is zoned RB (Regional Business). This is a district designed for a broad range of commercial uses such as offices, retail, services, and hospitality, allowing diverse development within the city. Upon entering through the front of the building, you walk into a reception/waiting area. The main floor consist of four exam rooms, a restroom, and ample storage. Upstairs you will find a spacious open concept space with wainscotting, cabinetry, a kitchenette, and restroom. There is also a private office on the second floor suited with built-ins and a fireplace. The possibilities are endless with the layout of this property. Buyer and Buyers Agent to verify all information.

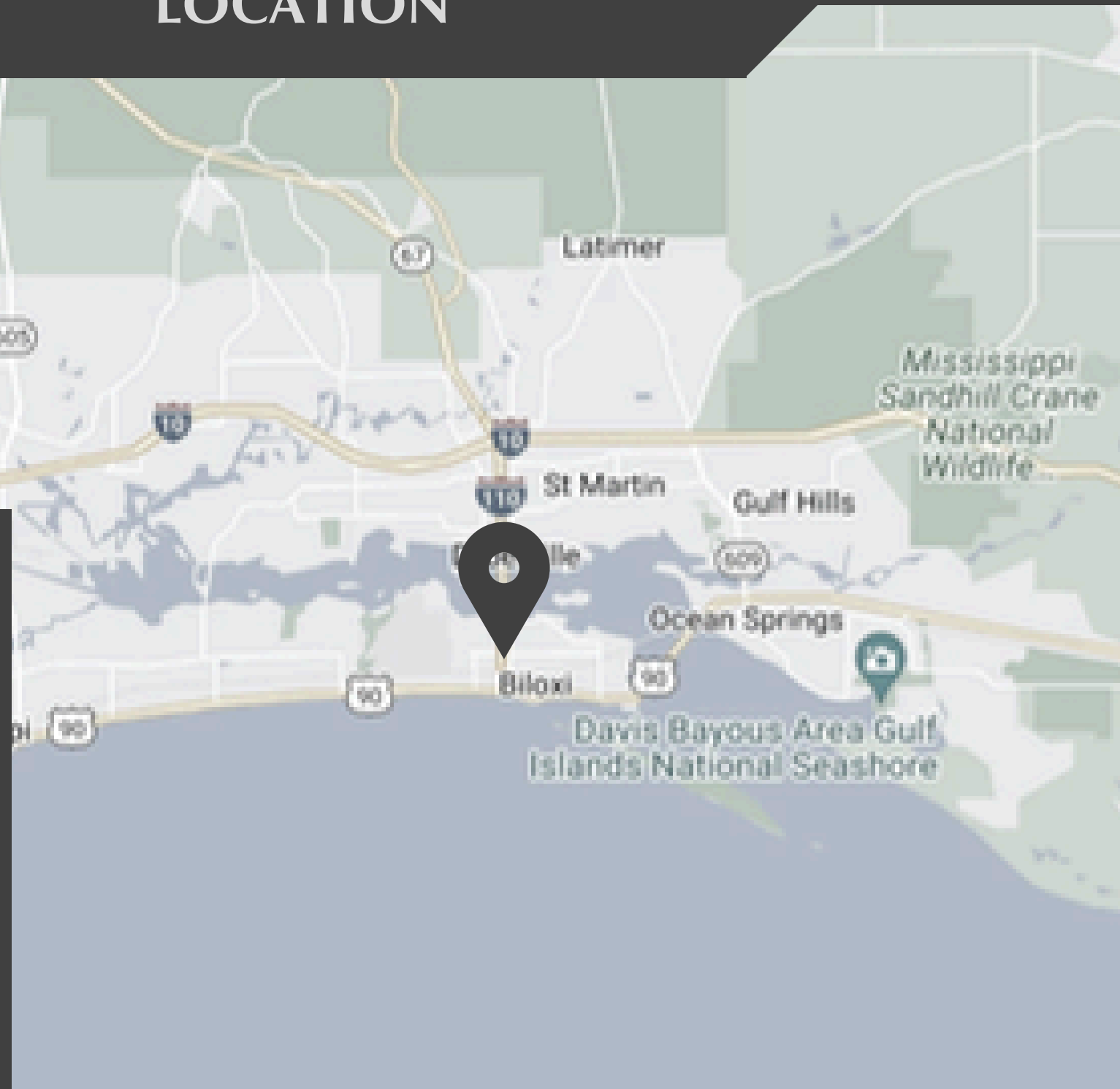
# LOCATION



## BILOXI

Biloxi is a Mississippi city on the Gulf of Mexico.

Whether you're looking for fun in the sun, cultural attractions, eclectic cuisine or glittering casinos, "the playground of the South" offers the perfect mix of exciting attractions and affordable accommodation. Its prime location on the shores of the Mississippi Gulf Coast means, no matter where you are, the beach is never far away.





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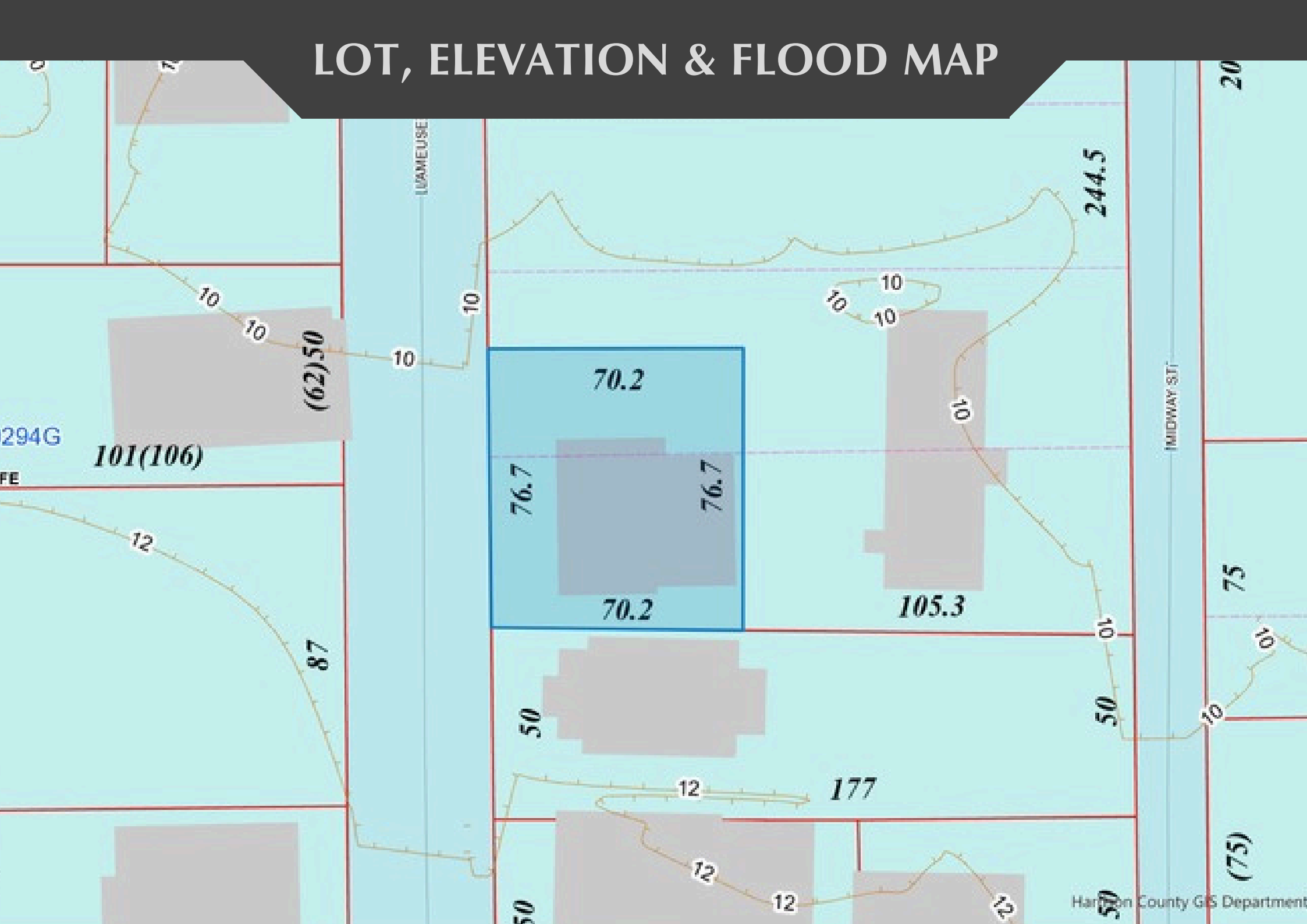
# AERIAL VIEW



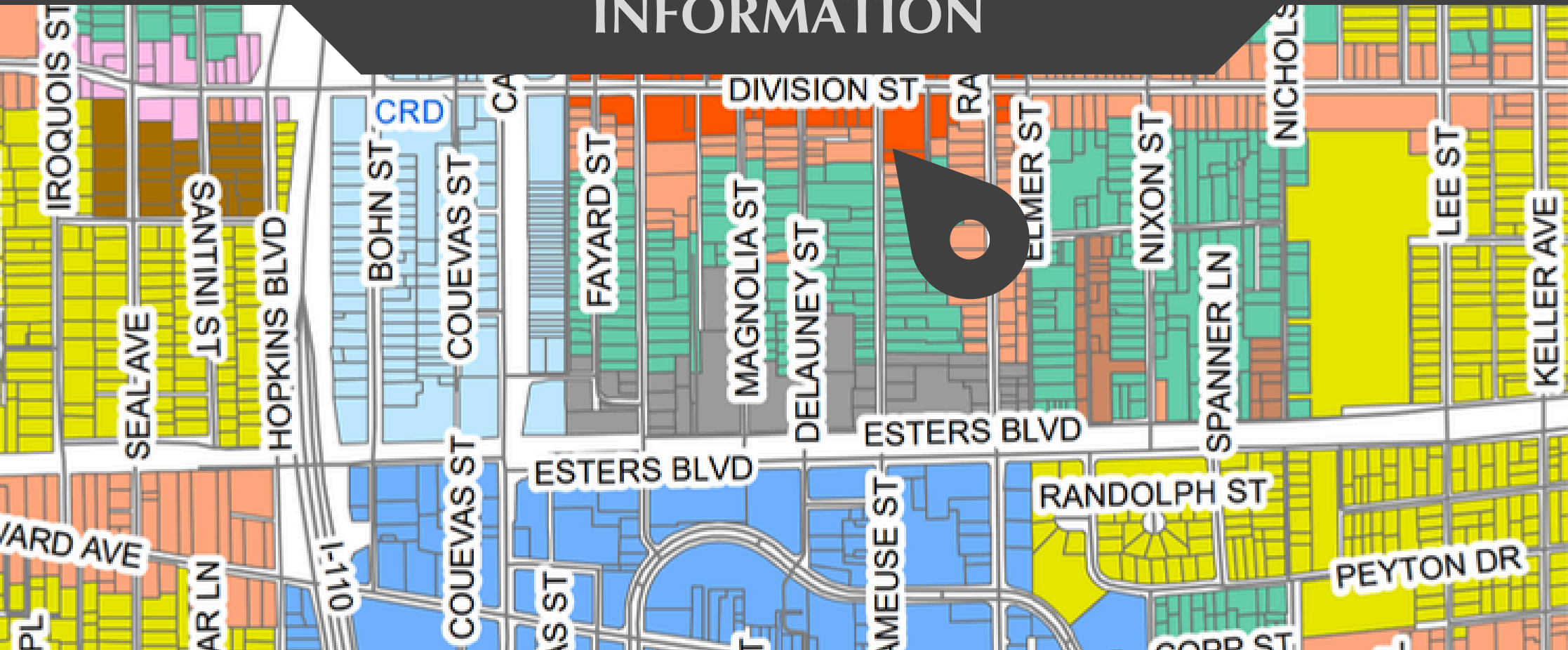


# LOT, ELEVATION & FLOOD MAP

The map displays a grid of lots with various elevations and flood zones. A central lot is highlighted in blue with an elevation of 70.2. Surrounding lots are shaded in light blue and light green, with elevations ranging from 50 to 105.3. A brown line indicates a flood boundary. The map includes labels for 'LUMEAU SE' and 'MIDWAY ST'. The bottom right corner credits the 'Harrison County GIS Department'.



# ZONING INFORMATION



## RB - REGIONAL BUSINESS DISTRICT

The Regional Business (RB) District is established and intended to accommodate a diverse range of high-intensity retail, service, office, and institutional uses that provide goods and services serving a community, citywide, and regional customer base, including tourist accommodations and related commercial activities serving visitors. It also accommodates Biloxi's major employment-generating hubs. RB districts are generally appropriate in areas conveniently accessible to the regional roadway network and transit service, and as designated on the comprehensive plan's future land use map. High-density residential uses are encouraged on the upper floors of nonresidential establishments, and may exist as stand-alone buildings that are part of a larger horizontal mixed-use development. RB district standards are intended to ensure development is compatible with surrounding uses.

# ZONING INFORMATION

## (E) RB: REGIONAL BUSINESS DISTRICT<sup>131 132</sup>

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**TABLE 23-3-3(E): RB DISTRICT BASIC INTENSITY AND DIMENSIONAL STANDARDS<sup>1</sup>**

| sf = square feet    ft = feet    n/a = not applicable |                   |
|-------------------------------------------------------|-------------------|
| Dwelling units per acre, max.                         | 30                |
| Floor area ratio (FAR), max.                          | 3.00              |
| Lot width, min. (ft)                                  | 50 <sup>2</sup>   |
| Lot depth, min. (ft)                                  | 100               |
| Impervious surface area, max. (% of lot area)         | 70                |
| Height, max. (ft)                                     | 80 <sup>3</sup>   |
| Front setback, min. (ft)                              | 40                |
| Corner side setback, min. (ft)                        | 20 <sup>4</sup>   |
| Side setback, min. (ft)                               | 10 <sup>4,5</sup> |
| Rear setback, min. (ft)                               | 10 <sup>5</sup>   |

**NOTES:**

1. Townhouse lots require a min. area of 1,800 sf.
2. 18 ft for townhouse lots.
3. 16 ft for accessory buildings.
4. For townhouses, applicable only to outer side of end unit.
5. 3 ft for accessory structures.

Fig. 23-3-3(E)(1): RB Example Lot Pattern



Fig. 23-3-3(E)(2): RB Example Building Form [photo to be added]

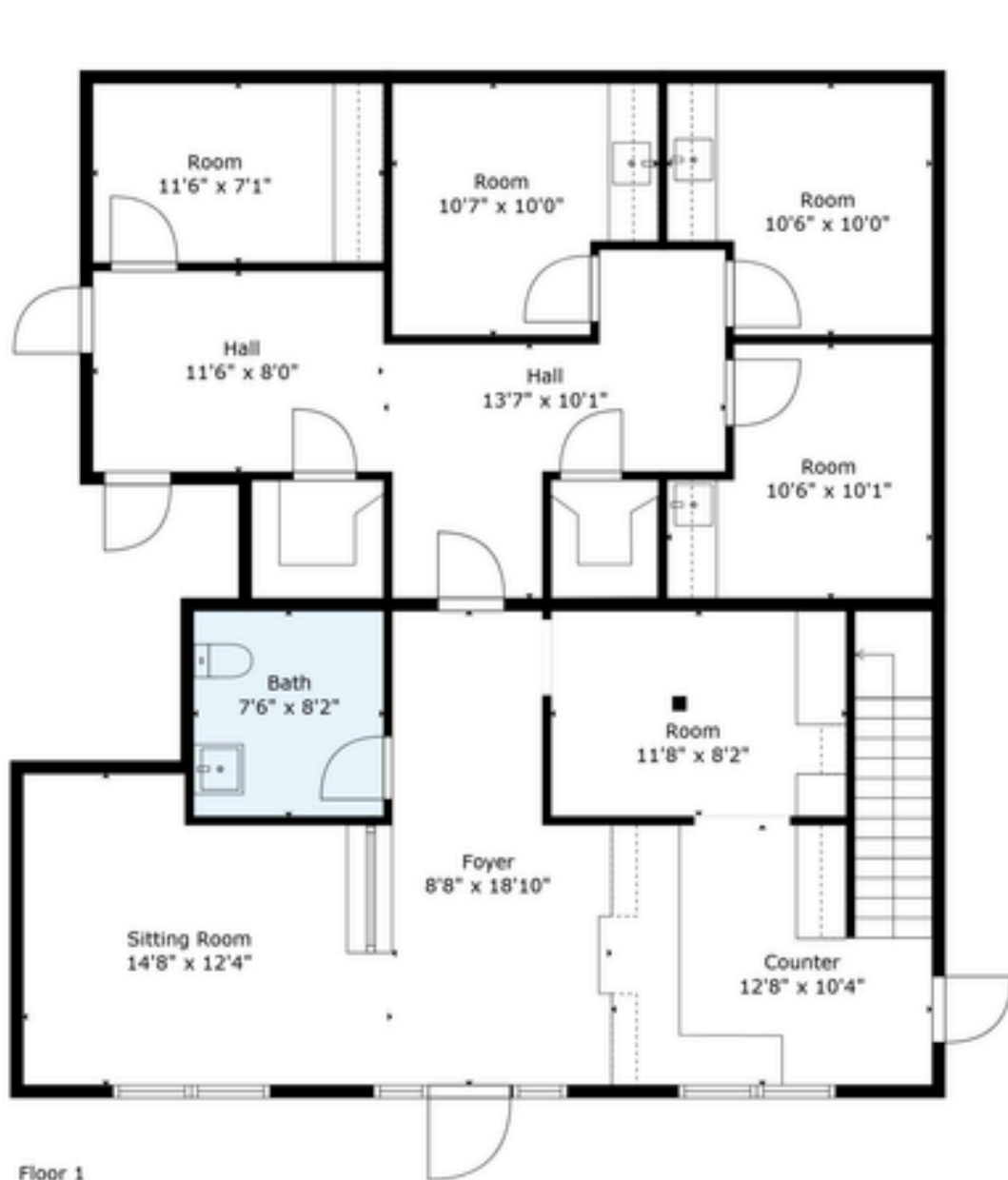
Fig. 23-3-3(E)(3): RB Example Building Form [photo to be added]

<sup>131</sup> This subsection reflects the consolidation of the current LDO's General Business (B-4) and High-Volume Business (B-5) districts into a Regional Business district, as discussed and recommended in the Diagnosis/Annotated Outline (p. 2-29), to reflect the regional market served by the wide range of commercial and auto-oriented uses the two current districts allow. The subsection largely carries forward the intensity and dimensional standards from the current B-4 and B-5 districts, simplifying them to express minimum rear setbacks as a distance rather than as both a distance and a percentage of lot depth. We suggest moving the increased height/setback requirements for buildings adjacent to single-family residential and historic districts to the transitional standards to be included in Article 23-6.

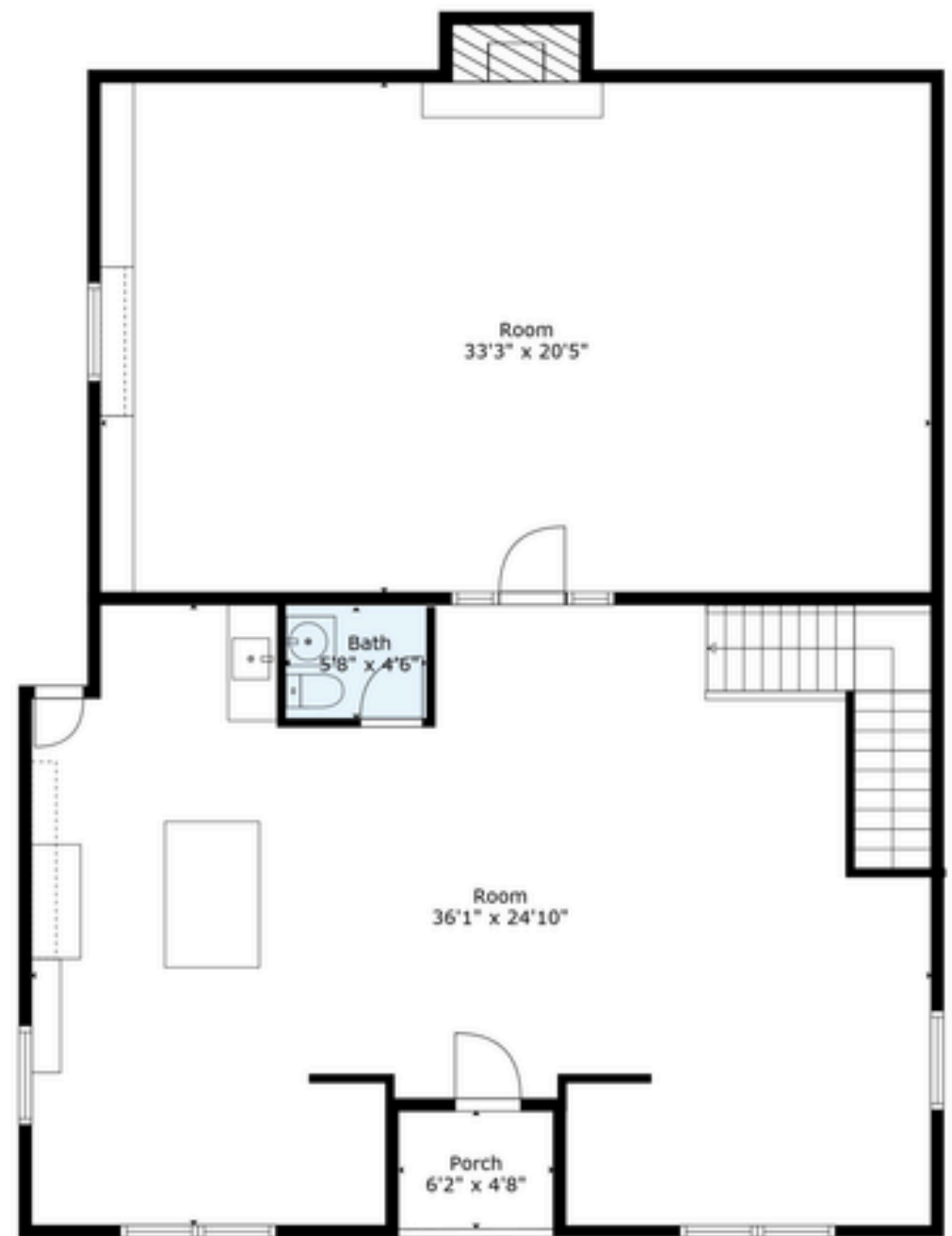
<sup>132</sup> We also propose increasing the maximum FAR from 1.00 to 3.00 to better reflect the RB district's role as the most intensive of Biloxi's base commercial districts. Although that higher intensity is characterized by the more intense uses the district allows, we suggest it also should be characterized by a maximum FAR exceeding the 2.00 FAR applicable to the less intensive Community Business district.



# FLOOR PLANS



Floor 1



# PHOTOS





# PHOTOS





# PHOTOS



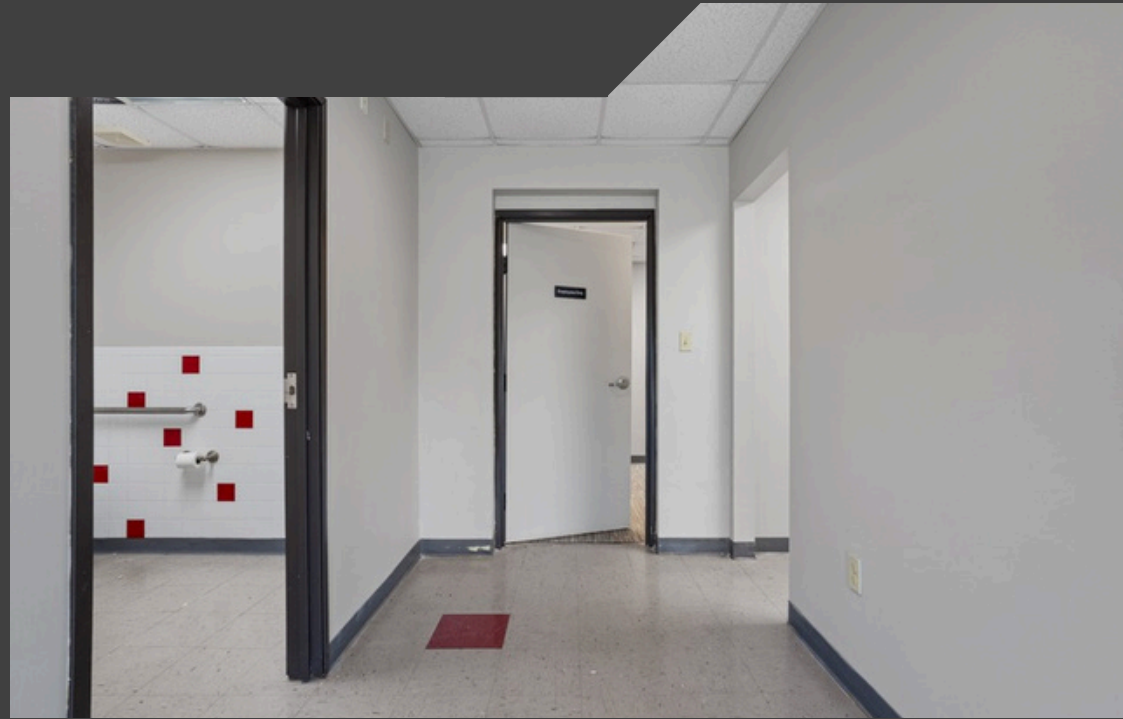
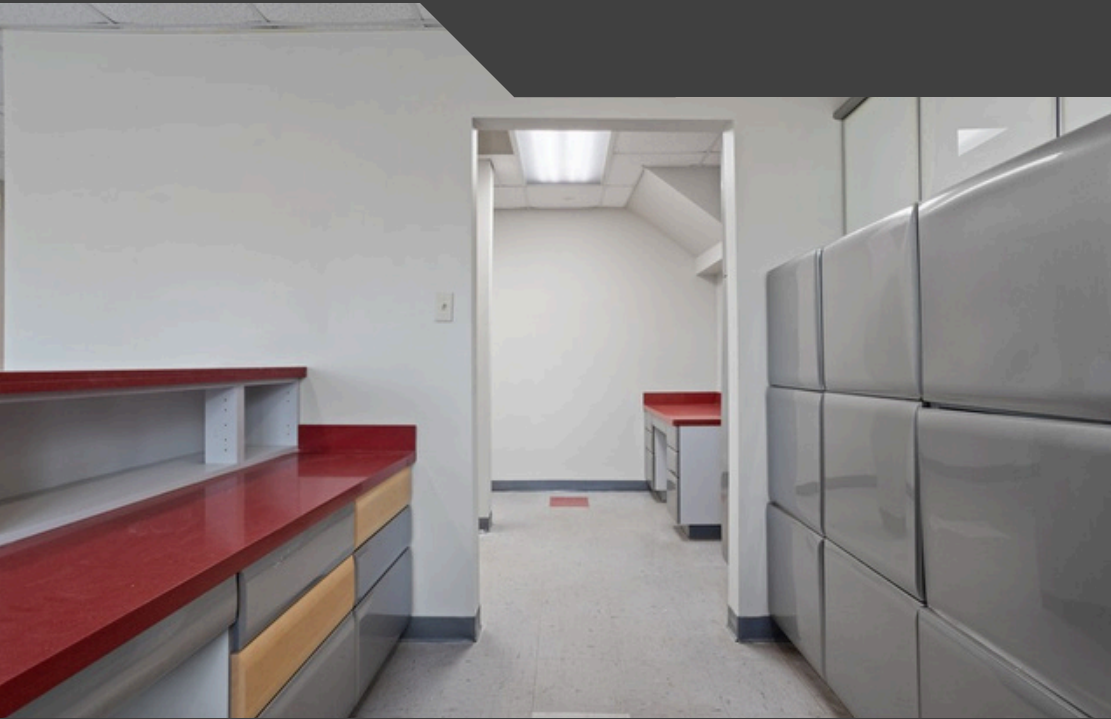


# PHOTOS





# PHOTOS





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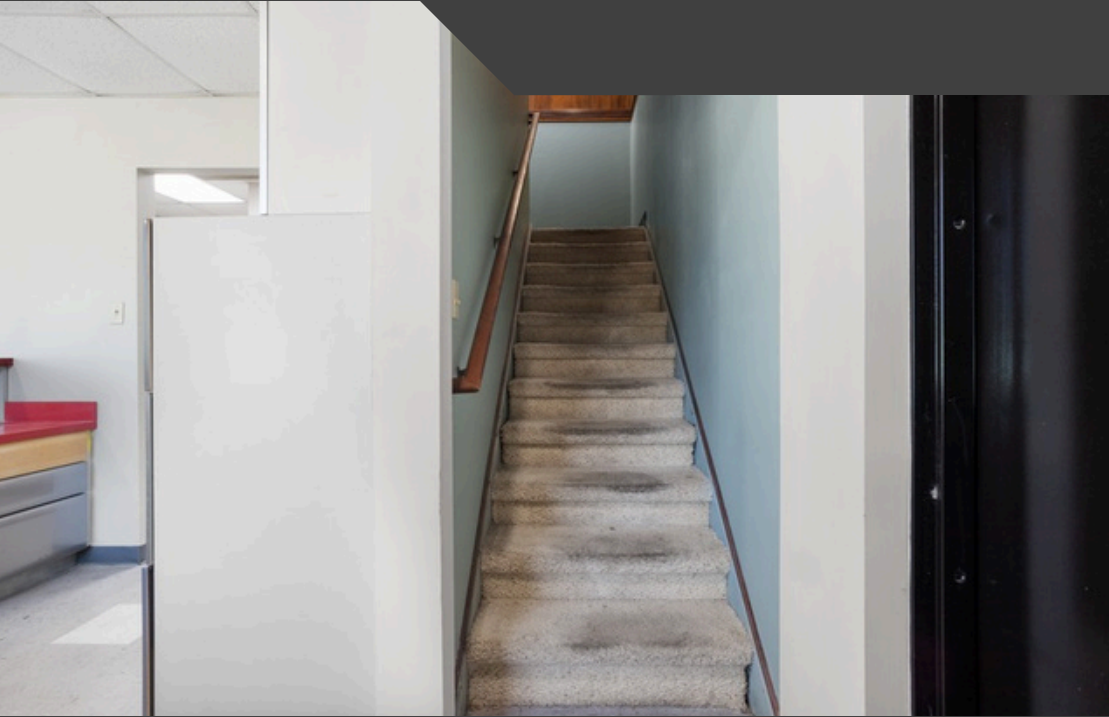


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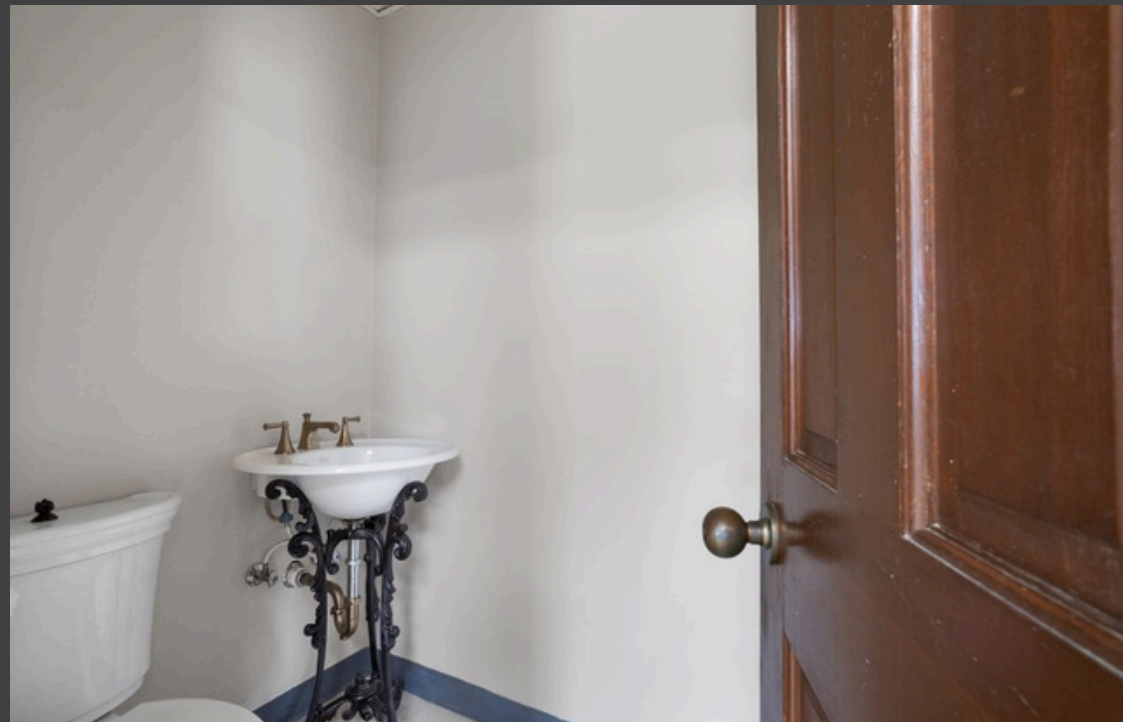
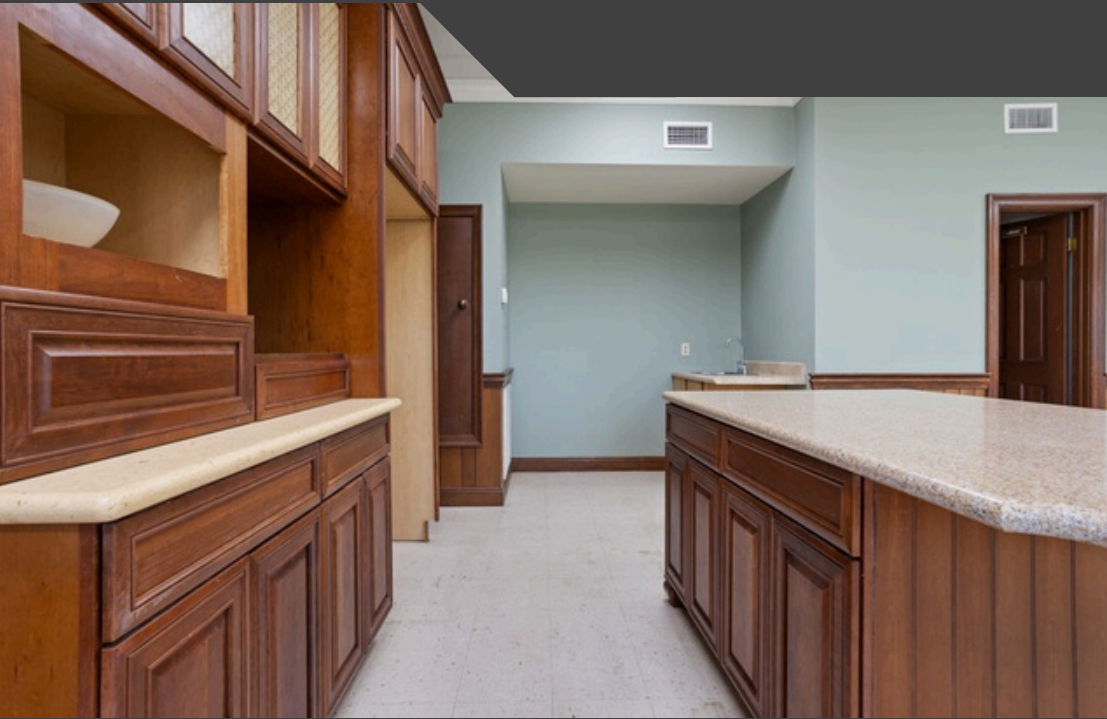


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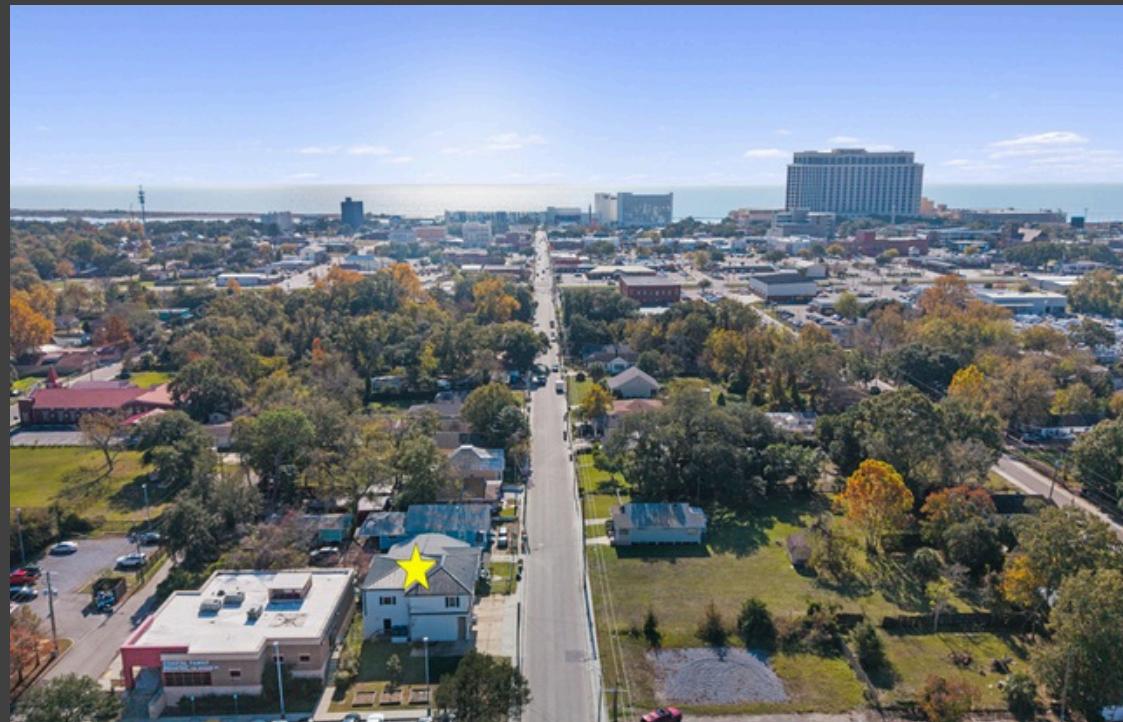
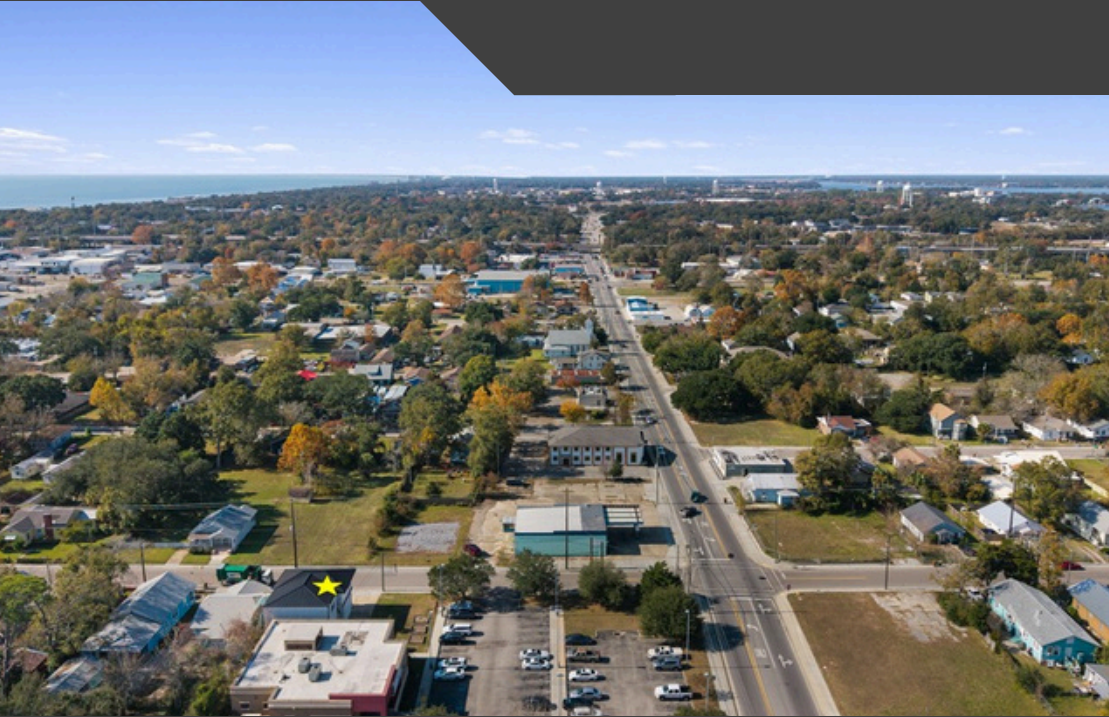


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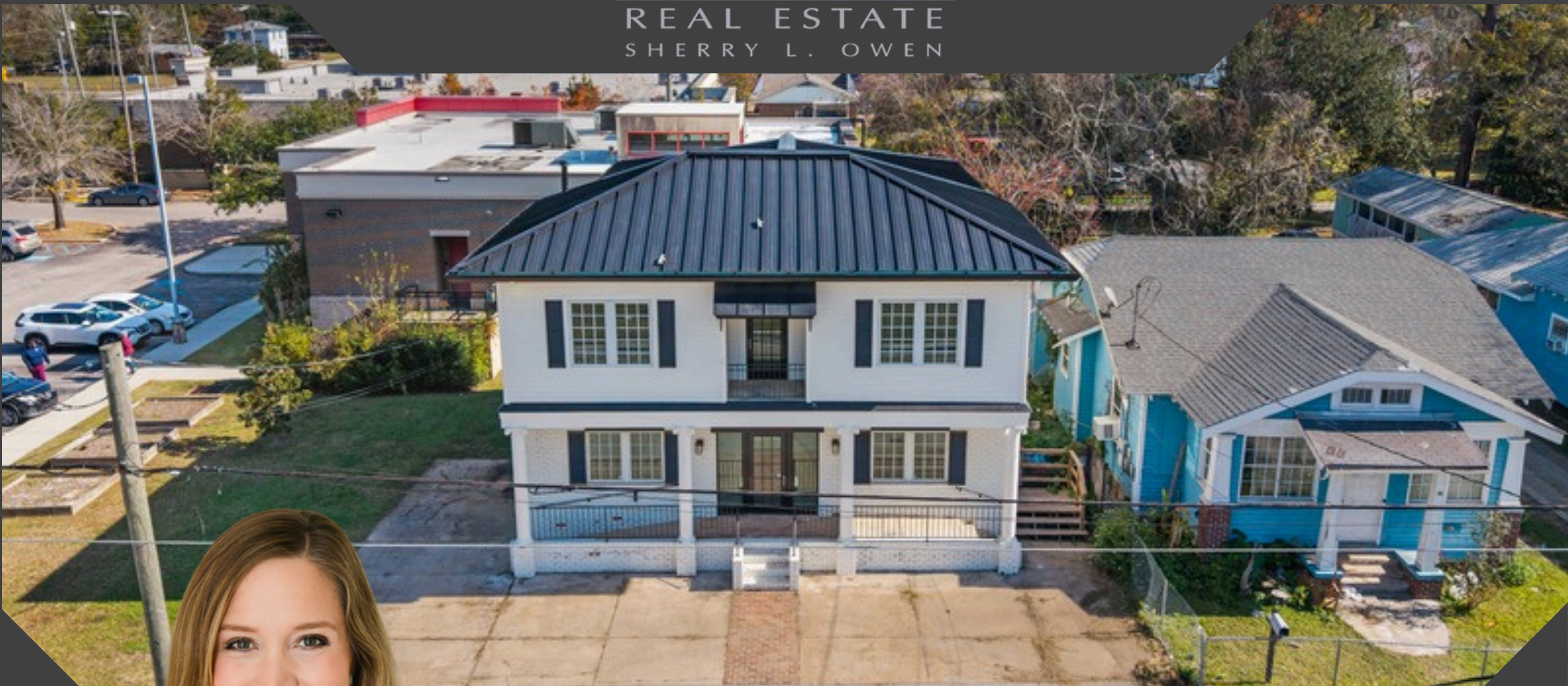


# PHOTOS





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REAL ESTATE  
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