



777 Watkins Ave. Gulfport, MS

PRICE REDUCTION! OFFICE NEAR COWAN LORRAINE RD

VICTORIA SALLOUM • ASSOCIATE

OFFICE: 228.276.2700

MOBILE: 228.224.4777

vchambers@southeastcre.com



PROPERTY DESCRIPTION

Southeast Commercial presents this exceptional investment opportunity, located just off Pass Road, one block from Cowan Lorraine Road. This location allows for easy access to 1-10 and Hwy 90. This commercial property stands out for its outstanding combination of location, curb appeal, and income-generating potential, with additional room for growth. Zoned as T4+, the property offers a wide range of possibilities for future development or business operations. The property benefits from excellent visibility and easy access, making it an ideal location. The building consists of approximately 3,800 SF, providing ample space for a variety of business needs. The upstairs area has been fully renovated and features a spacious two-bedroom, two-bathroom apartment. This unit is currently leased for \$1,150 per month, ensuring consistent rental income. In addition to the apartment, there is also a separate office space on the upper level. On the ground floor, there are two additional units perfectly suited for professional use, catering to a variety of commercial tenants or owner-occupants. The property is equipped with three separate power meters, one for each unit, while water and gas utilities are metered collectively.

OFFERING SUMMARY

Sale Price:	\$395,000
Building Size:	3,800 SF
Zoning:	T4+

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	13,611	28,997	69,931
Total Population	30,942	69,992	175,812
Average HH Income	\$78,504	\$75,817	\$76,647

OFFICE BUILDING FOR SALE

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OFFICE BUILDING FOR SALE

AERIAL



**SOUTHEAST
COMMERCIAL**
REAL ESTATE

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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BOTTOM ROW- RENOVATED UPSTAIRS APARTMENT

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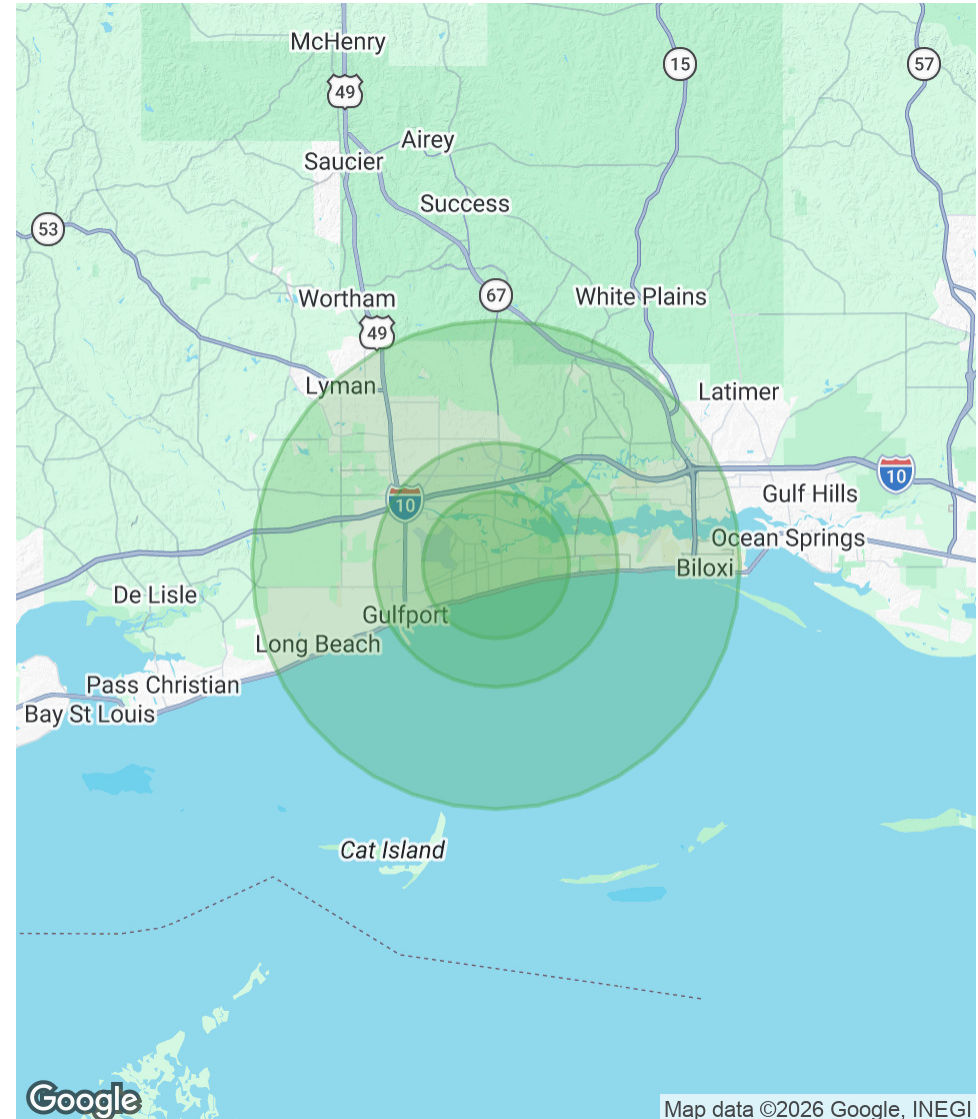
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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	30,942	69,992	175,812
Average Age	42	41	40
Average Age (Male)	41	40	39
Average Age (Female)	42	42	41
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	13,611	28,997	69,931
# of Persons per HH	2.3	2.4	2.5
Average HH Income	\$78,504	\$75,817	\$76,647
Average House Value	\$320,041	\$250,464	\$234,942

2020 American Community Survey (ACS)



Google

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OFFICE BUILDING FOR SALE

DEMOGRAPHICS MAP & REPORT



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