

330221

189 Main St, Biloxi, MS 39530  
Comm/Industrial Active

<b>List/Lease Price:</b>	<b>\$350,000</b>	<b>Sub-Type:</b>	Improved Commercial for Sale
<b># of Restrooms:</b>	2	<b>N or S of Railroad Track:</b>	South
<b>Year Built:</b>	1940	<b>Subdivision:</b>	Non-Subdivision
<b>Year Built Source:</b>	tax records	<b>Parcel Number:</b>	1410k-03-002.000
<b>Apx H/C SqFt:</b>	3,970		
<b>Total Square Footage:</b>	3,970		
<b>Apx SqFt Source:</b>	appraisal		
<b>List Price/ Apx H/C SqFt:</b>	\$88.16		
<b>List Price/Total SF:</b>	<b>\$88.16</b>		
<b>Acreage:</b>	0.36		
<b>Lot Dimensions:</b>	102 x 136 x 50 x 39 x 52 x 174		
<b>Zoning:</b>	Downtown		
<b>County:</b>	Harrison		
<b>Directions to Property:</b> From Highway 90, turn on Main St. Property is on the left, just before going over the RR tracks.			
<b>Legal:</b> LOT 95 X 176 FT BEG W MAR MAIN ST 260 FT S OF CTR OF CSX R/R W 176 FT S 50 FT E 40 FT S 45 FT E 136.2 FT TO MAIN ST N 95			

**Annual Expenses:**  
**Annual Flood Insurance:**  
**Annual Gross Income:**  
**Annual Net Income:**

**3rd Party/Bank Owned:** No  
**Potential Short Sale:** No

**Is Sub Agency Being Offered:** No

**Public Remarks:** Fantastic property in Downtown Biloxi just waiting for you! So much potential for income here. Zoned for office/service business. Rear of property used to have a duplex, and is still zoned for one. Many renovations just completed. Close to casinos, MGM park, restaurants, beaches, law offices and government buildings. New businesses all around. Come be part of the revitalization of Downtown Biloxi today!! Buyer responsible for due diligence.

**Parking:** 11-25 Spaces; Other - See Remarks  
**Exterior:** Stucco  
**Heating Fuel:** Gas  
**Acc. Transportation:** City Street; Paved Road  
**Possible Uses:** Bar/Tavern/Lounge; Food Service; Professional/Office; Restaurant; Retail  
**Topography:** Cleared; Level  
**Foundation:** Piling Concrete  
**Heat System:** Central Gas  
**Square Footage:** Ofc. Bldg 2500-5000 SF; Retail Bldg 2500-5000 SF

**Expenses Include:**

**Sale Options:**

**Location:** Central Business District; City Street

**Flooring:** Carpet Wall to Wall; Ceramic Tile; Hardwood/Other

**Provided as a Courtesy of:**

**Tonya M Chevis**

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 104 W. Railroad St., Ste A  
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**Cooling System:** Central Electric  
**Approx Age Code:** Older 25+ Years  
**Walls:** Paneling; Sheet Rock  
**Water:** City Water  
**Restrictions:**  
**Documents on File:**  
**Miscellaneous:** Wheelchair Access  
**Levels:** 1 Story  
**Sewer:** City Sewer  
**Sale Includes:** Building and Land  
**Showing:** Call LA for Appt.; Electronic Keybox  
**Possession:** At Closing  
**Acceptable Financing:** Conventional; SBA

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