

# 1318 West Pine St. - Professional Office Building

## West Pine Office Building

1318 W. Pine Street, Hattiesburg, MS 39401



### OFFERING SUMMARY

Sale Price:	\$145,000
Lease Price:	\$2500/Month
Lot Size:	0.34 Acres
Year Built:	1966
Building Size:	3,560 SF
Zoning:	B-5
Misc Info:	16th SECTION
Traffic Count:	4,600
Price / SF:	\$40.73

### PROPERTY OVERVIEW

Very spacious office building with plenty of parking for sale or lease. Located on W. Pine Street amongst several car dealerships and other retail. Perfect for any professional office as it has a waiting room, front desk, 8 spacious offices, plenty of storage space, & 2 restrooms. Could use some minor touch up work & updating, but overall this building is in fantastic shape.

### PROPERTY HIGHLIGHTS

- Professional Office Space for Sale or Lease
- Current layout - 8 Private Offices, Conference Room, Reception Area, Reception Desk, Plenty of storage space & 2 restrooms.
- Ample parking for 15-20 vehicles
- 16th Section Lease

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