

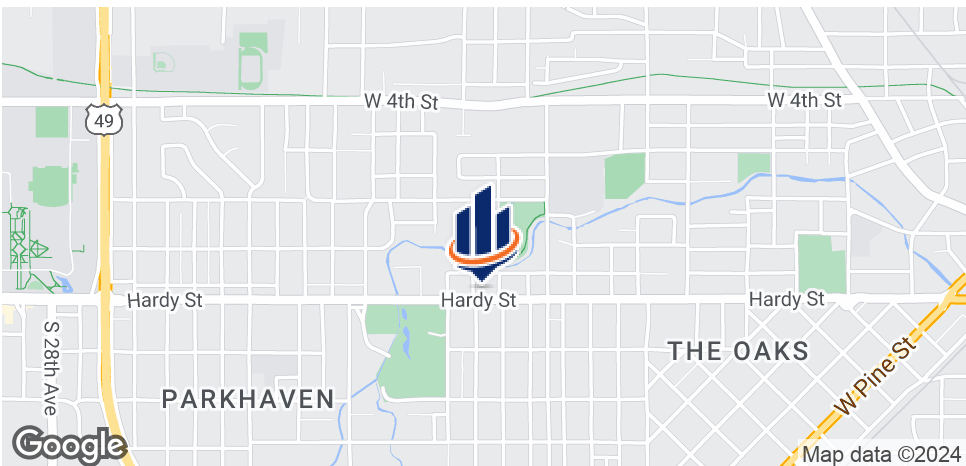


HARDY ST OFFICE OPPORTUNITY

1507/1509 HARDY STREET
HATTIESBURG, MS 39401

Chamberlan Carothers, CCIM, CPM
Managing Director
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Property Summary



OFFERING SUMMARY

Lease Rate:	Varies - Modified Gross
Lot Size:	36,750 SF
Year Built:	1965
Building Size:	9,742 SF
Zoning:	B-3
Taxes:	\$12,001.79

PROPERTY OVERVIEW

With frontage on Hardy Street The Landlord is responsible for water, sewer, and trash removal. Tenants are responsible for electricity and janitorial.

AVAILABLE SPACES

SPACE	LEASE RATE	SIZE
102 [2024]	\$12.27 SF/yr	489 SF

Property Details

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LOCATION INFORMATION

Building Name	Hardy St Office Complex
Street Address	1507/1509 Hardy Street
City, State, Zip	Hattiesburg, MS 39401
County	Forrest
Township	04N
Range	13W
Section	09
Side Of Street	North
Nearest Highway	Hwy 49

BUILDING INFORMATION

Building Size	9,742 SF
Building Class	B
Tenancy	Multiple
Number Of Floors	2
Year Built	1965
Gross Leasable Area	8,878 SF
Condition	Average
Number Of Buildings	2
Number Of Suites	15

PROPERTY DETAILS

Property Type	Multi-Tenant Office
Zoning	B-3
Lot Size	36,750 SF
APN#	2-029L-09-207.00/2-029L-09-208.00
Lot Frontage	150
Lot Depth	157

UTILITIES

Land Value:	97,630
Improvements:	341,290
Total Value:	438,920
Assessed:	65,839
Annual Tax Amount (2019):	\$12,001.79
Electrical	MS Power
Water/Sewer	City of Hattiesburg
Garbage Removal	Waste Management
Cable/Internet	Comcast/AT&T

TAX INFORMATION 2019 (BOTH PARCELS COMBINED)

Parcel IDs:	2-029L-09-208.00 / 2-029L-09-207.00
Land Value:	97,630
Improvements:	341,290
Total Value:	438,920
Assessed	65,839
Total Tax Amount	\$12,001.79

Exterior Photos

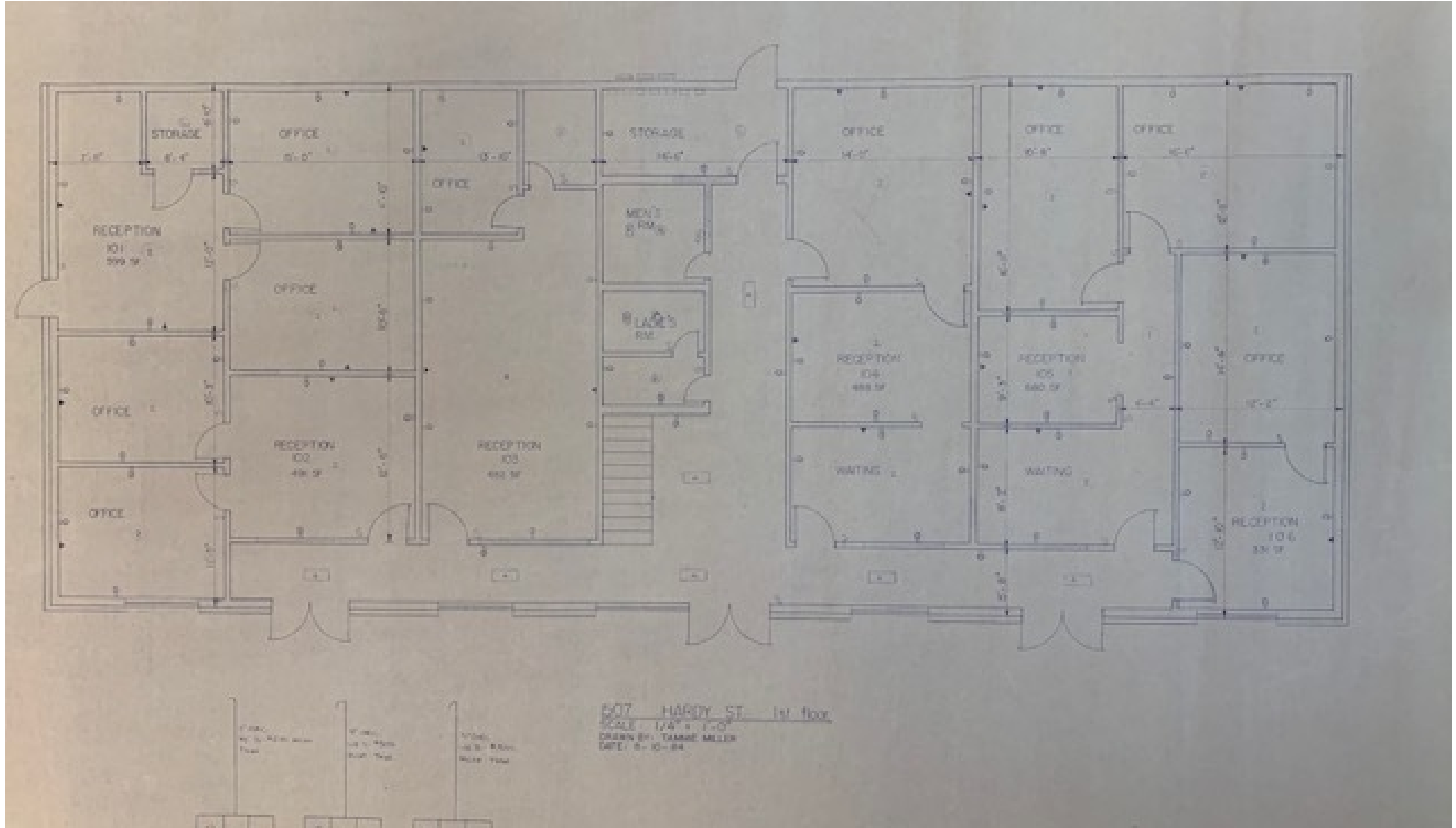


Interior Photos



1st Floor Plans

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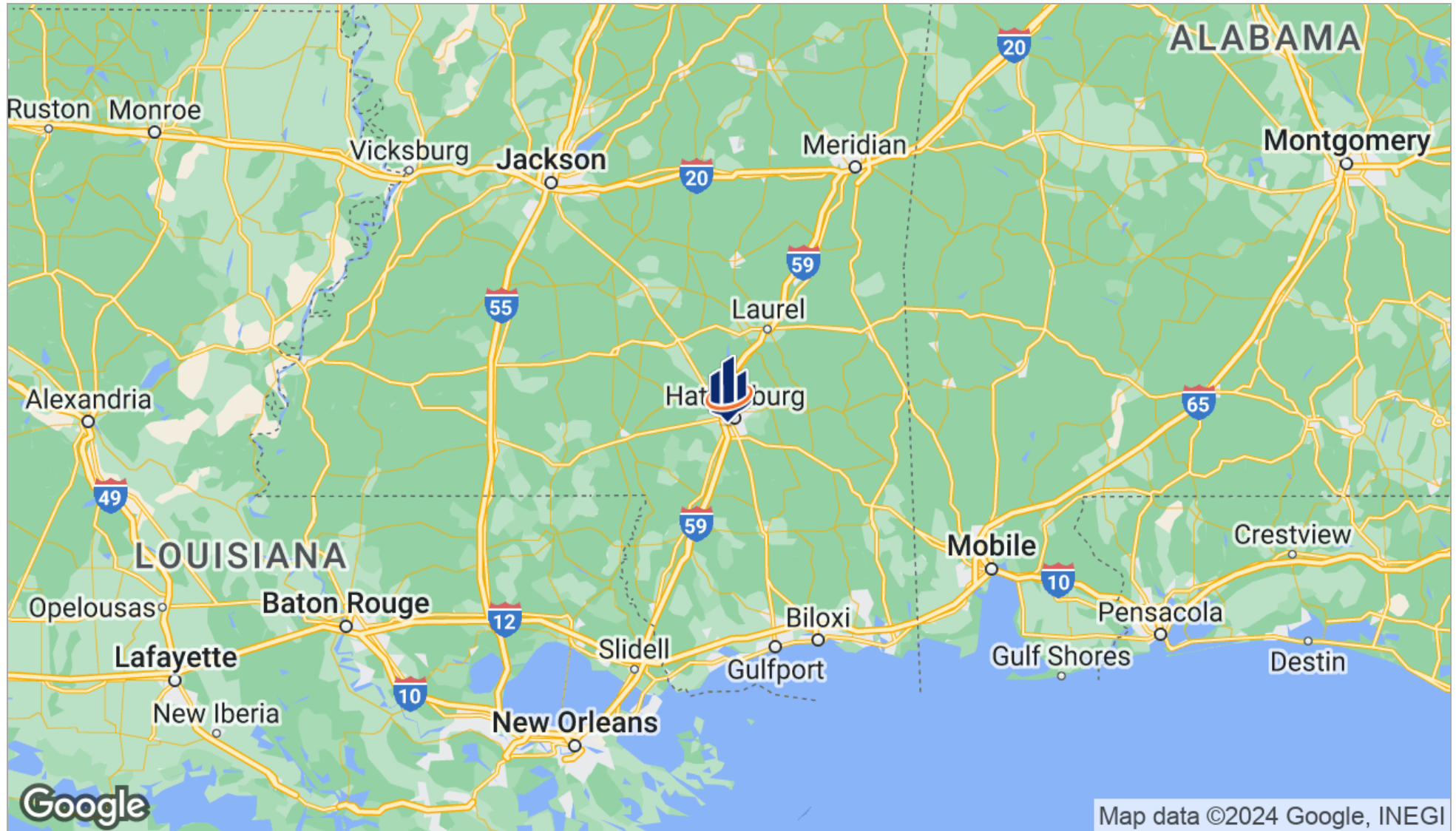
HATTIESBURG



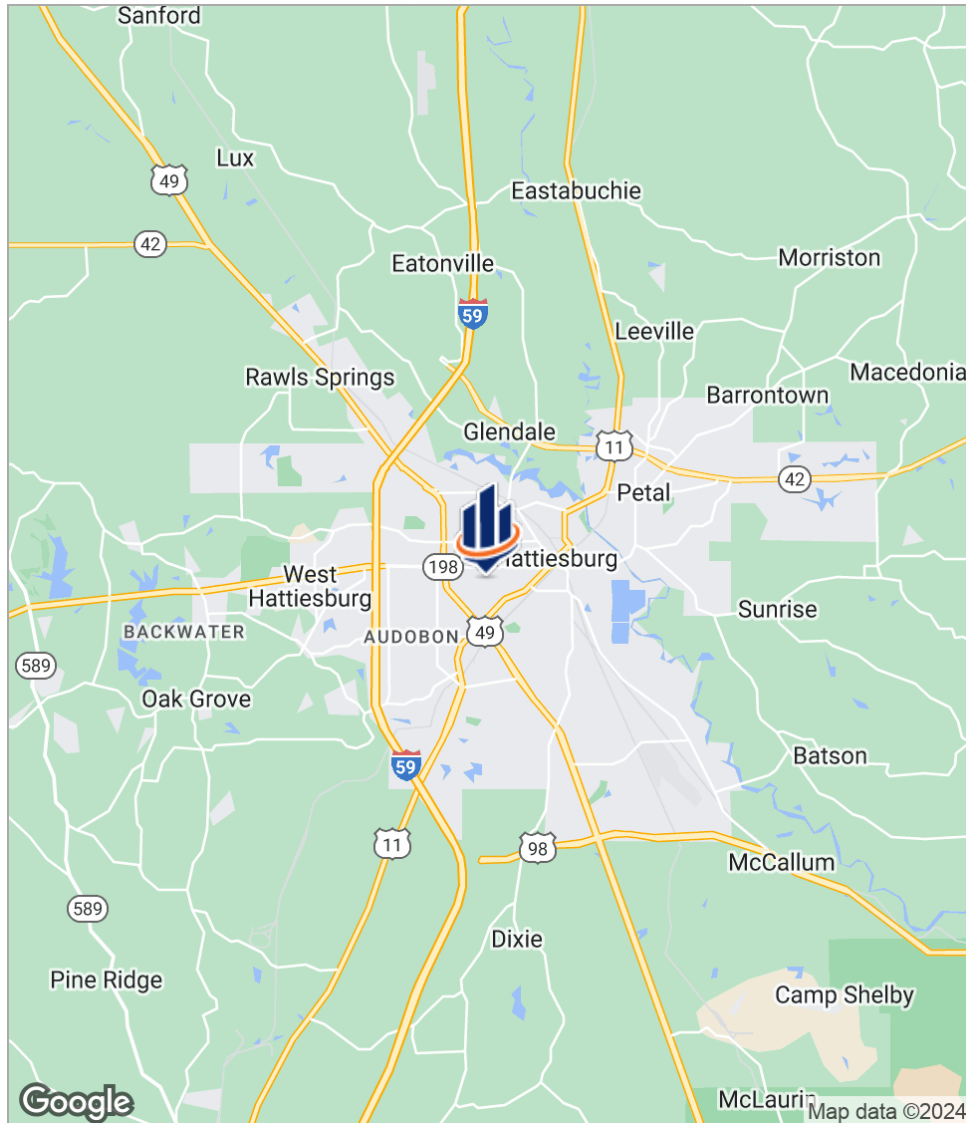
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1507/1509 Hardy Street
Hattiesburg, MS 39401

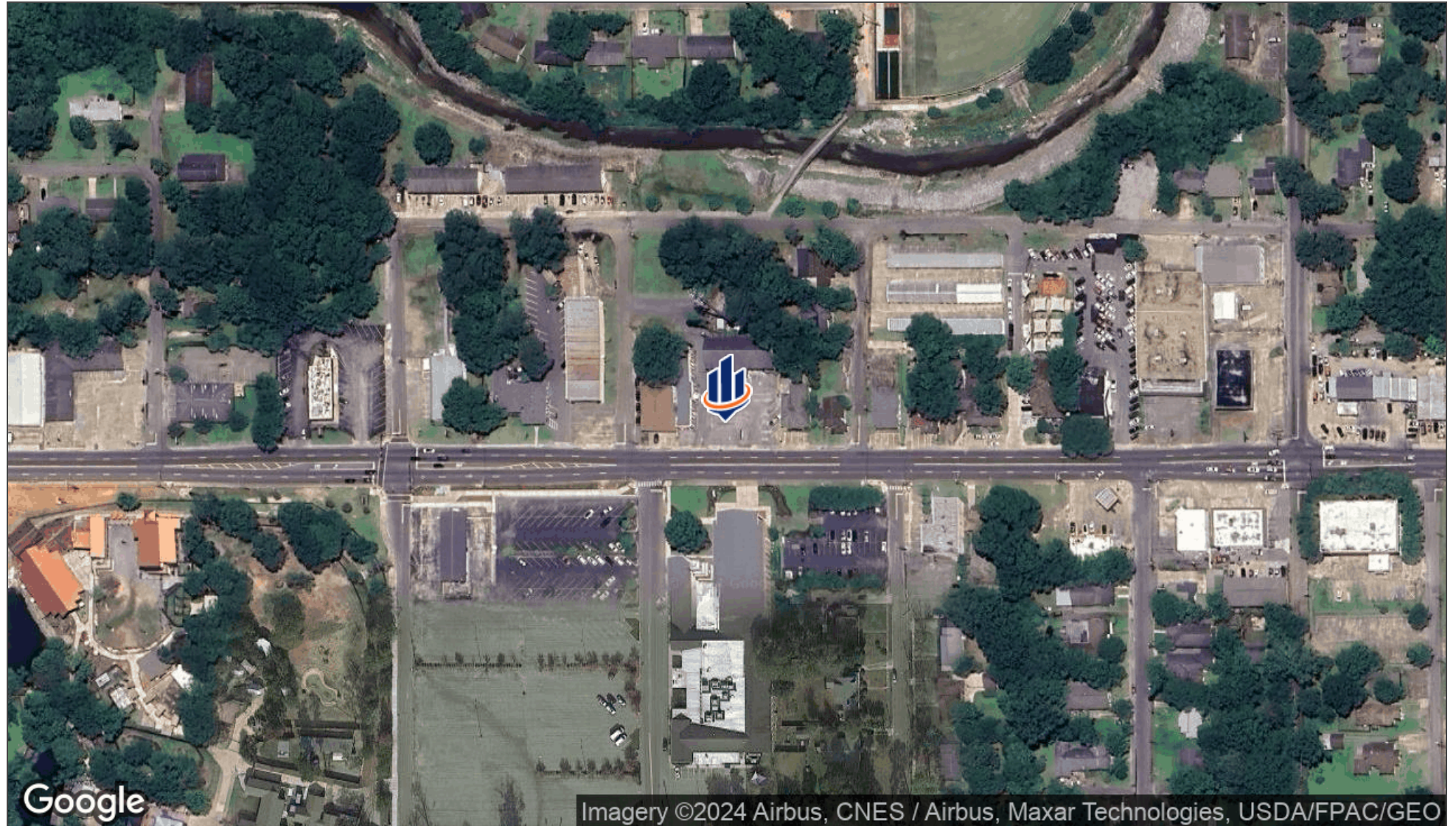
Regional Map



Location Maps



Aerial Map





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