



PROPERTY ONE

FOR SALE

ORIGINAL MEINEKE MUFFLER SHOP

2015 Pass Rd, Biloxi, MS 39531



Presented by:

KIRK MICHEL

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OFFERING SUMMARY

Sale Price:	\$199,000
Building Size:	2,360 SF
Available SF:	
Lot Size:	8,712 SF
Price / SF:	\$84.32
Year Built:	1984
Zoning:	NB-Neighborhood Business

PROPERTY OVERVIEW

It may look like a classic muffler shop, but car repair is far from its only possible use. How about a two story bar & grill? If you participate in America's largest party in the week long Cruzin' the Coast celebrating and showing off classic cars, you could park your and other classic's here!

PROPERTY HIGHLIGHTS

- Former Meineke muffler shop!
- Three bays total,
- Two 10-foot rollup doors,
- One 12 foot roll up door:
- Red Rotary 2-post swing arm lift rated for9,000 +/- lbs. 10' high Bay Rolling Door:
- Blue Ben Pearson LMT-9, a 4-post drive on lift (ramps) rated at 9,000 lbs.
- 12' high Bay Rolling Door: Yellow Ben Pearson LMT-12 a 4-post drive on lift (ramps) rated at 12,000 lbs.

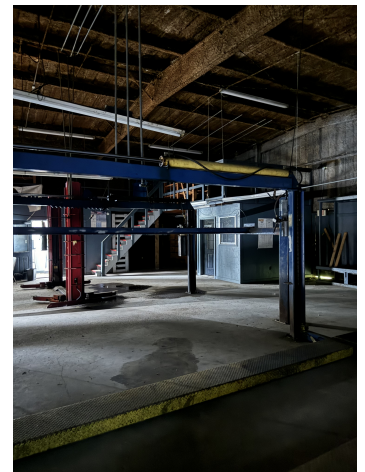
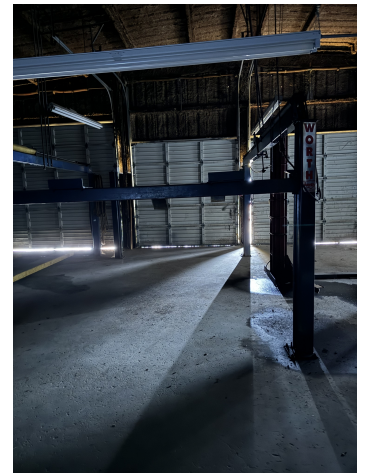


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ADDITIONAL PHOTOS

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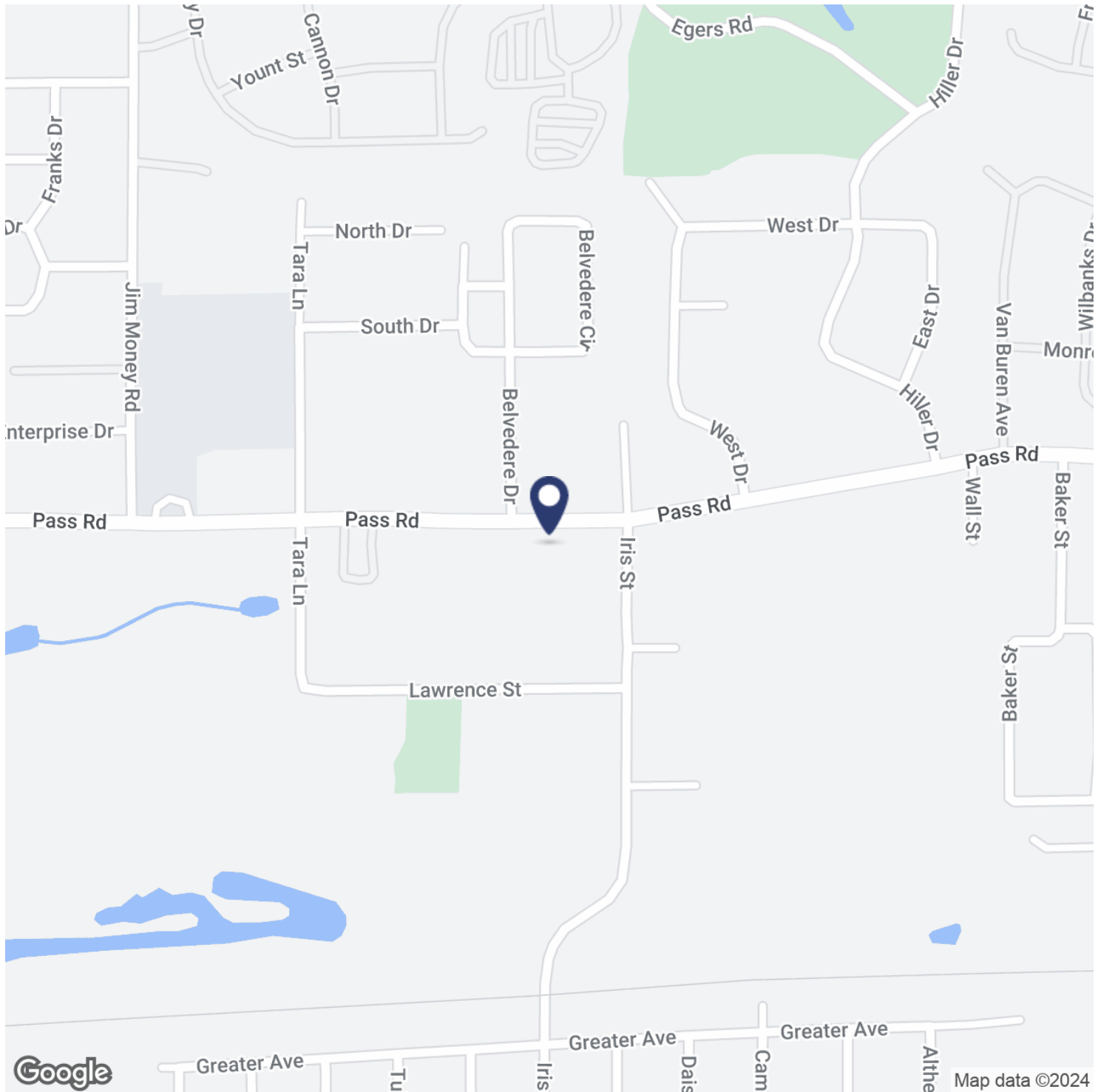
04/16/2024

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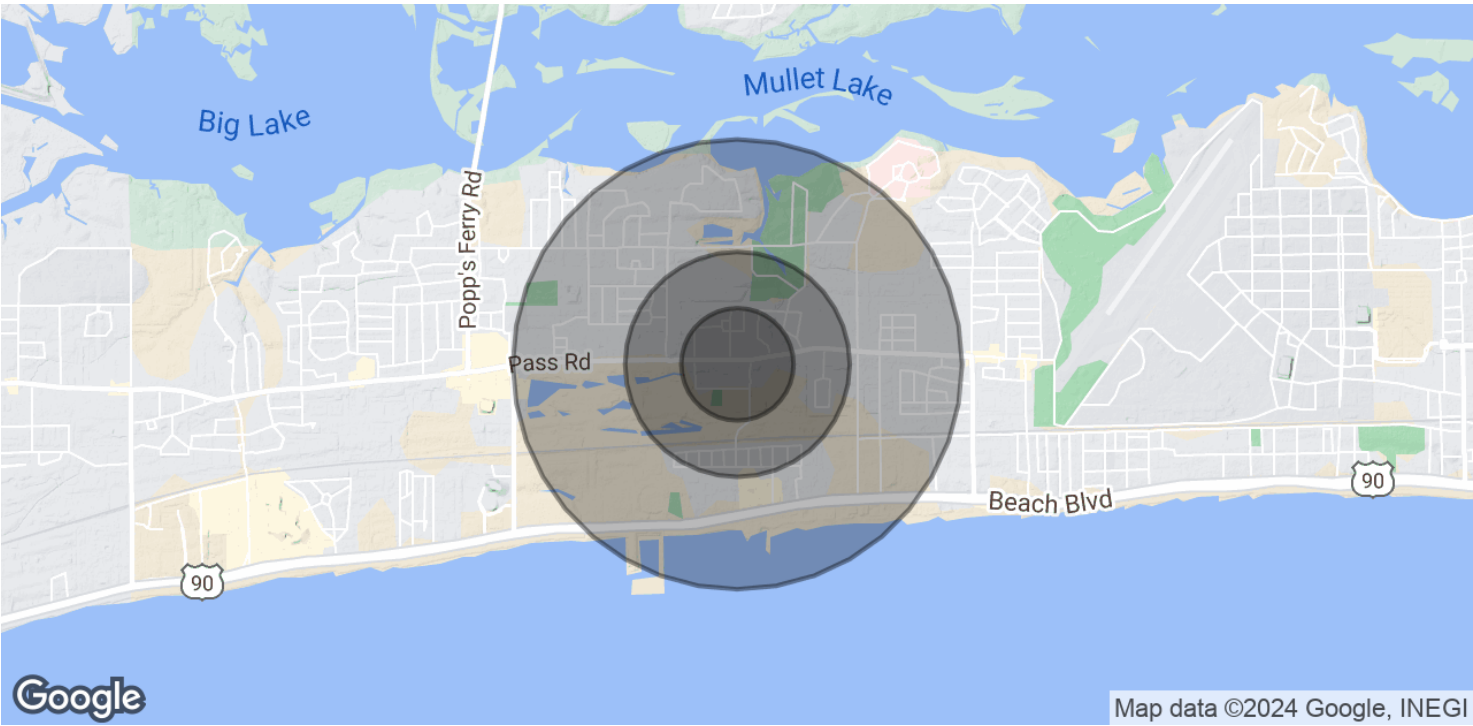
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	221	1,724	7,083
Average Age	47.9	35.5	37.7
Average Age (Male)	39.8	33.8	35.2
Average Age (Female)	49.3	35.4	39.6

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	125	816	3,786
# of Persons per HH	1.8	2.1	1.9
Average HH Income	\$21,706	\$47,531	\$44,459
Average House Value	\$48,527	\$70,317	\$142,509

2020 American Community Survey (ACS)





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FOR MORE INFORMATION, PLEASE CONTACT:

TIRE & AUTOMOTIVE 385-2554
BILOXI LLC

385-2554
MUFFLER
KING

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