

## Opportunity Zone | Historic Building Rehab Opportunity



### OFFERING SUMMARY

Sale Price: \$495,000

Lot Size: 0.25 Acres

Year Built: 1903 - 1910

Building Size: +/- 16,000 SF

Zoning: B-4

### PROPERTY OVERVIEW

Historic building rehab opportunity on Main Street in Downtown Hattiesburg, MS.

### PROPERTY HIGHLIGHTS

- 511 N. Main [c. 1910]: 2 stories with approximately 5,260 SF
- 511 1/2 N. Main [c. 1910]: 2 stories with approximately 5,483 SF
- 519 N. Main [c. 1907] & 523 N. Main [c. 1903]: These two buildings are currently listed as one, but could be split back into two properties. 519 N. Main is currently a towering facade that opens into a +/- 1,200 SF courtyard. 523 N. Main (+/- 5,000 SF) is a fully furnished former bank branch consisting of 2 stories and a bank vault.
- Historic Tax Credit Opportunity
- Qualified Special Opportunity Zone
- Downtown Hattiesburg - Top Walk Scores in MS [walkscore.com]
- Downtown Hattiesburg - Top Bike Scores in MS [walkscore.com]

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