

403 Summit Street, Winona
(Montgomery County) MS 38967
Reserve

THURSDAY, JUNE 22, 2023

SALE SITE: HOME 2 SUITES (OFF DELK ROAD), 2168 KINGSTON COURT, MARIETTA, GA 30067



Features

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INFORMATION**

**770.425.1141
or 800.479.1763
johndixon.com**



**JOHN DIXON
& ASSOCIATES**
AUCTIONS • MARKETING

PROPERTY TYPE:	Former Pharmacy
SUBDIVISION:	n/a
LOT(S):	n/a
BEDS/BATHS:	n/a
YEAR BUILT:	1970
SQUARE FEET:	5,109±
ACREAGE:	0.46±
TAX ID:	322-251200-0000015501
AGENT:	Scott A. Farmer Farmer Commerical Properties 662.268.8025 scott@farmercommercialproperties.com

06/23 GAL: 2034, John L. Dixon, Licensed Mississippi Real Estate Broker and Mississippi Auction License #1667

PROPERTY DATA

Property Name	Vacant Office Building	
Address	403 Summit Street Winona, Mississippi 38967	
Location	The subject property is located south of Summit Street in the city limits of Winona Mississippi.	
Property Description	Office (Other) Single Tenant Office Building	
County	Montgomery	
Parcel Number	322-251200-0000015501	
Census Tract No.	28-097-9503.00	
Legal Description	Metes and Bounds	
Site Area		
Primary Site	20,038 square feet	(0.46 acres)
Total	20,038 square feet	(0.46 acres)
Zoning	C-1; Neighborhood Commercial District	
Flood Status	Zone X (unshaded) is a Non-Special Flood Hazard Area (NSFHA) of minimal flood hazard, usually depicted on Flood Insurance Rate Maps (FIRM) as above the 500-year flood level. This is an area in a low to moderate risk flood zone that is not in any immediate danger from flooding caused by overflowing rivers or hard rains. In communities that participate in the National Flood Insurance Program (NFIP), flood insurance is available to all property owners and renters in this zone.	
Year Built	1970	
Year Renovated	N/A	
Type of Construction	Concrete block	
Number of Buildings	1	
Gross Building Area	5,109 square feet	
Overall Condition	Fair	
Overall Quality	Average	
Overall Design/Functionality	Average	

GENERAL SITE DESCRIPTION OVERVIEW

Location The subject property is located south of Summit Street in the city limits of Winona Mississippi.

Parcel Number 322-251200-0000015501

Legal Description Metes and Bounds

Primary Site	20,038 square feet	(0.46 acres)
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Total	20,038 square feet	(0.46 acres)
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Configuration Irregular

Topography Level

Drainage Appears adequate

Utilities/Municipal Services All available to site.

Floodplain	<u>Zone</u>	<u>Map</u>	<u>Date</u>
	Zone X (Unshaded)	28097C0180D	September 17, 2010

Zone X (unshaded) is a Non-Special Flood Hazard Area (NSFHA) of minimal flood hazard, usually depicted on Flood Insurance Rate Maps (FIRM) as above the 500-year flood level. This is an area in a low to moderate risk flood zone that is not in any immediate danger from flooding caused by overflowing rivers or hard rains. In communities that participate in the National Flood Insurance Program (NFIP), flood insurance is available to all property owners and renters in this zone.

Census Tract No. 28-097-9503.00

Soil/Subsoil Conditions We did not receive nor review a soil report. However, we assume that the soil's load-bearing capacity is sufficient to support existing and/or proposed structure(s). We did not observe any evidence to the contrary during our physical inspection of the property.

Environmental Concerns No unusual conditions observed. No studies provided. Site is assumed to be free of any environmental concerns.

Land Use Restrictions None detrimental known

Hazards Nuisances N/A

Frontage Summit Street - 65'

Access One curb cut on Summit Street

Visibility Average

Surrounding Land Uses Residential/Commercial

Enterprise Zone N/A

Traffic Counts 3500

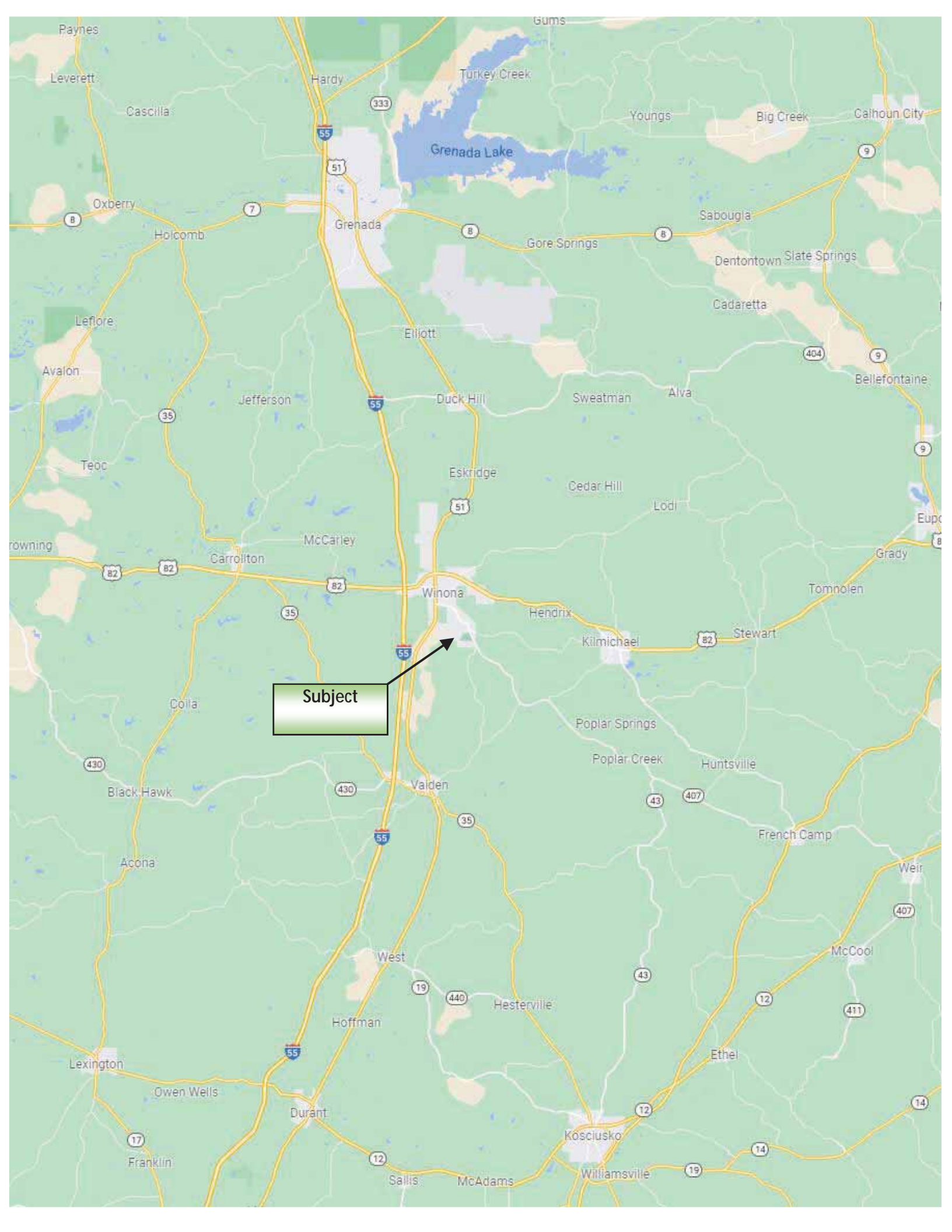
Transportation Facilities Average

ZONING

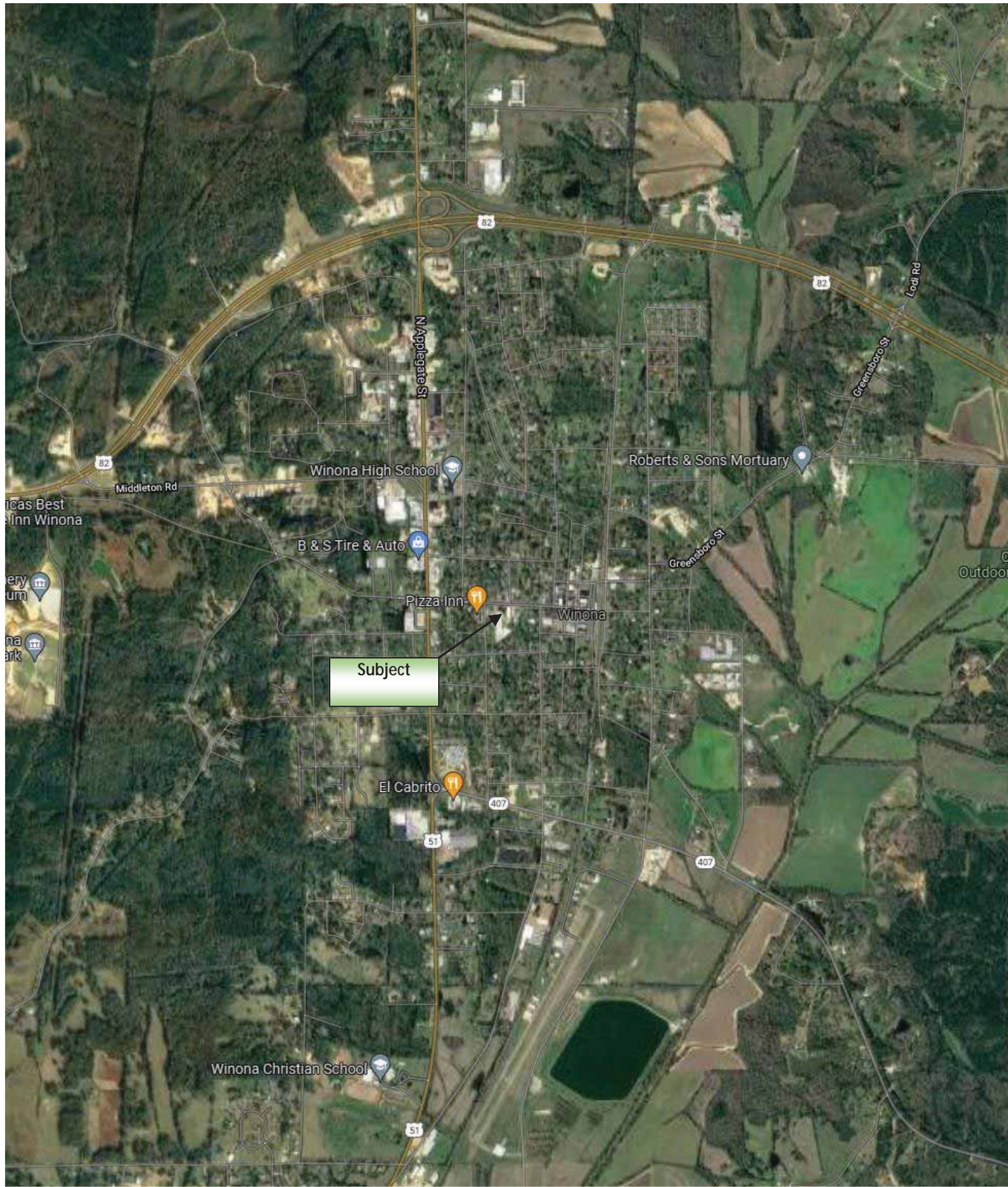
Designation	C-1
Description	Neighborhood Commercial District
Compliance	The subject is a legal conforming use in this zoning district.

ZONING REQUIREMENTS

Permitted Uses	Apparel shops, appliance sales, medical offices, music studio, ice cream parlors, shoe stores, hardware stores, grocery stores, drug stores, or any other permitted use as stated in the addenda of this report.
Minimum Lot Size	12,000 square feet
Maximum Lot Size	Not regulated
Minimum Lot Width	100
Maximum Coverage Ratio	60%
Minimum Open Space	Not regulated
Front (min. ft.)	60
Rear, alley/no alley (min. ft.)	25
Side (min. ft.) interior	25
Maximum Density	Not regulated
Maximum Height	35'
Max Floor Area Ratio	Not regulated
Required No. Parking Spaces	102.2
Subject's Total Parking Spaces	7



Subject



Subject

Winona High School

Roberts & Sons Mortuary

B & S Tire & Auto

Pizza Inn

Winona

El Cabrito

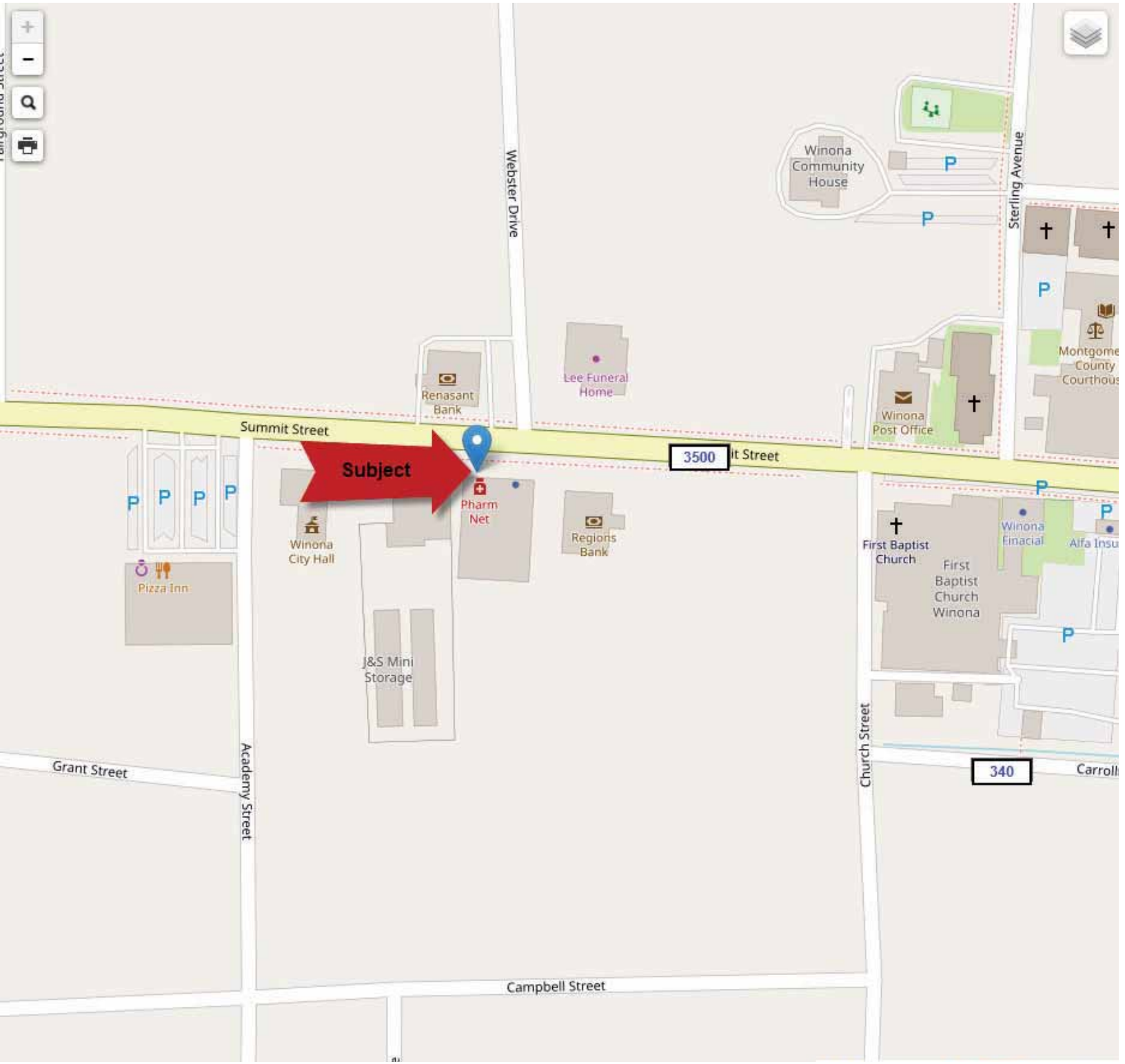
Winona Christian School

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Inn Winona

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Outdoor



Subject

Renasant Bank

Lee Funeral Home

Winona Community House

Winona Post Office

Montgomery County Courthouse

Winona City Hall

Pharm Net

Regions Bank

First Baptist Church

First Baptist Church Winona

Winona Financial

Alfa Insu

Pizza Inn

J&S Mini Storage

Grant Street

Academy Street

Campbell Street

Church Street

340

Carroll

3500



145'

127'

72.2'

72.2'

120's

154

135'

157.8'

155

156

154.1

155.1

186.5'

23.2's

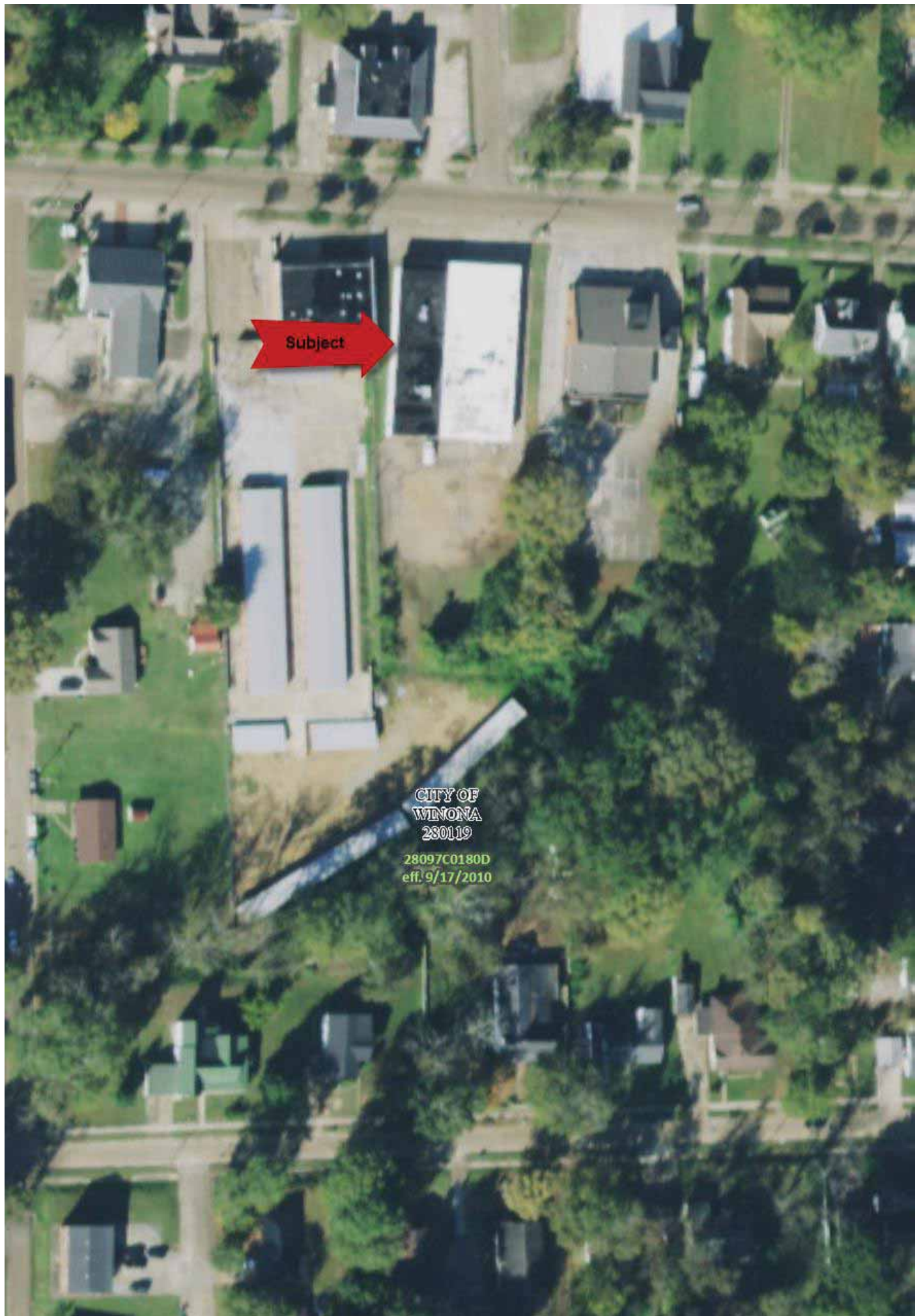
Subject

65.8'

89.2'

85'

FLOOD MAP

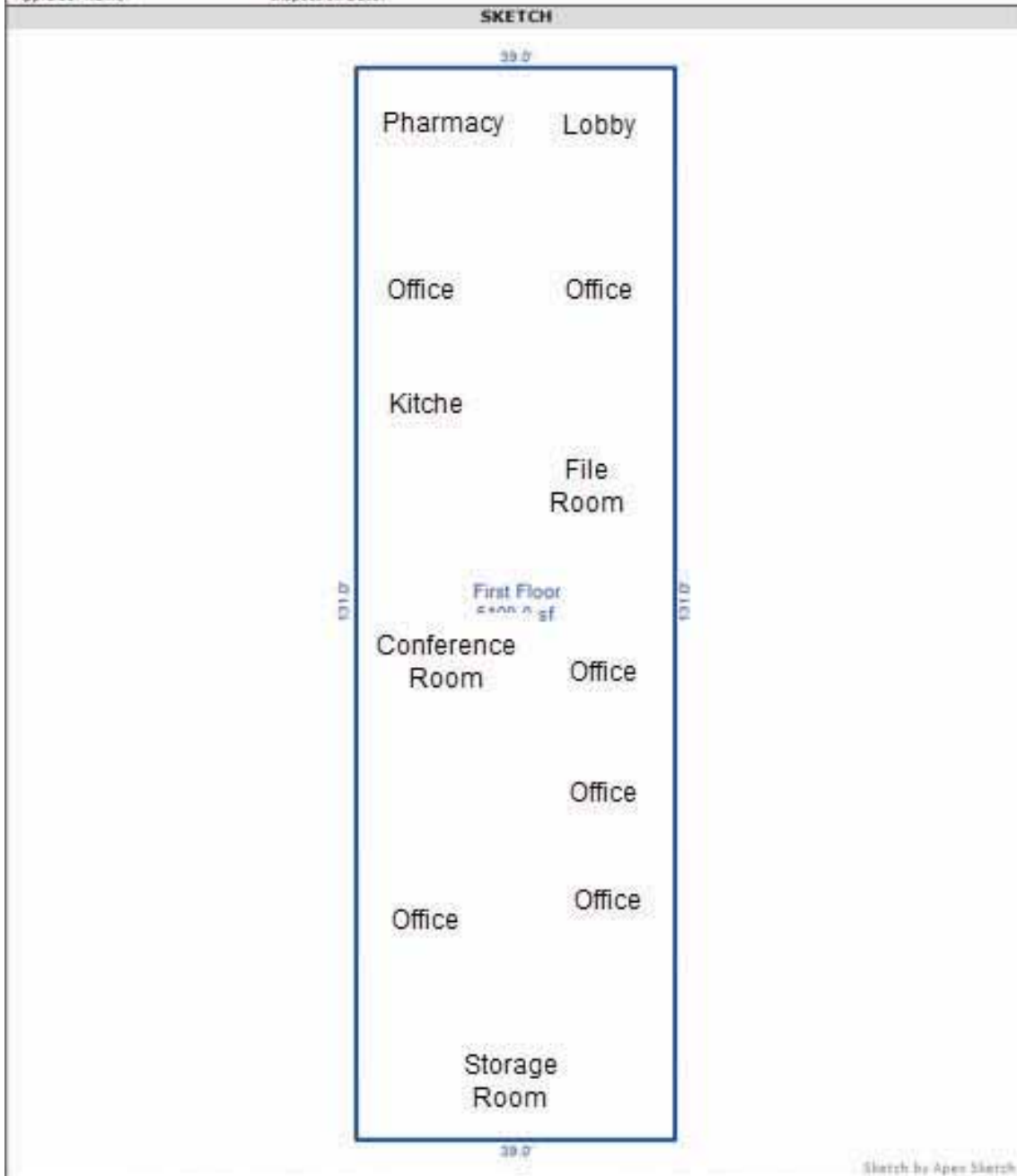


Subject

CITY OF
WINONA
280119
28097C0180D
eff. 9/17/2010

BUILDING SKETCH

SUBJECT INFO				
File No.:	Parcel No.:			
Property Address:				
City:	County:	State:	Zip Code:	
Owner:				
Client:	Client Address:			
Appraiser Name:	Inspection Date:			



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY						AREA CALCULATIONS BREAKDOWN				
Code	Description	Factor	Net Size	Perimeter	Net Totals	Name	Base x	Height x	Width =	Area
GBA1	First Floor	1.0	5109.0	340.0	5109.0	First Floor		131.0 x	39.0 =	5109.0
Net BUILDING						1 total items				
		cnt	1 (rounded)	5,109				(rounded)		5,109

WETLANDS MAP

BASEMAPS >

MAP LAYERS >

- Wetlands
- Riparian
- Riparian Mapping Areas
- Data Source
 - Source Type
 - Image Scale
 - Image Year
- Areas of Interest
- FWS Managed Lands
- Historic Wetland Data



LEGEND

Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

Riparian

- Forested/Shrub
- Herbaceous

Areas of Interest

- Other
- Ramsar site

Historic Wetland Data

- Historic Wetlands
- Historic Wetland Mapping Areas

GENERAL IMPROVEMENT DESCRIPTION OVERVIEW

Address	403 Summit Street
Property Description	Office (Other) Single Tenant Office Building
Year Built	1970
Number of Buildings	1
Number of Stories	1
Building Construction Class	Class C
Gross Building Area	5,109 square feet
Floor-Area Ratio	0.25
Density (Units/Acre)	2.17
Land-to-Building Ratio	3.92 : 1
Ingress/Egress	Public

CONSTRUCTION DETAIL

General Layout	The subject is a vacant single tenant office building that is 75% finished office space and 15% unfinished storage space.
Foundation	Poured concrete slab
Construction	Concrete block
Floor Structure	Reinforced concrete
Exterior Walls	Concrete block/Brick Veneer
Roof Type	Flat
Roof Cover	Sealed membrane

INTERIOR DETAIL

Interior Walls	Drywall
Ceilings	Acoustic Tile
Floor Coverings	Carpet, CVT
Doors	Hollow-core wood with wood frames
Lighting	Fluorescent

MECHANICAL DETAIL

Heating	Forced Air
Cooling	Central HVAC
Plumbing	Assumed adequate and typical
Electrical	Assumed adequate and typical
Fire Protection	Assumed adequate and typical

SITE IMPROVEMENTS

Parking Type	Surface
Landscaping	Low maintenance shrubs and grass

SUMMARY

Building Condition	Fair We did not inspect the roof of the building(s) nor make a detailed inspection of the mechanical systems. We are not qualified to render an opinion as to the adequacy or condition of these components. The client is urged to retain an expert in this field if detailed information is needed about the adequacy and condition of mechanical systems.
Building Quality	Average
Design and Functionality	Average
Actual Age	51 years
Expected Economic Life	45 years
Effective Age	25 years
Remaining Economic Life	20 years
Comments	The property was a former pharmacy that has been vacant for over a year.

PROPERTY ASSESSMENT AND TAX DATA

The following table summarizes the subject's real property taxation and our projection of real property taxes:

REAL ESTATE ASSESSMENT AND TAXES		
Tax ID No.		2020
Tax Value Subtotal		\$158,763
Assessed Value @	15.00%	\$23,814
General Tax Rate	per \$1,000	0.1303
Property Taxes		\$3,104
Special/Direct Assessments		\$0
Total Taxes		\$3,104
Total Taxes PSF		\$0.61

Real estate tax assessments are administered by Montgomery County and are estimated by jurisdiction on a county basis for the subject. Real estate taxes in this state and jurisdiction represent ad valorem taxes, meaning a tax applied in proportion to value. Real estate taxes are based upon assessed value that to be somewhat synonymous with market value. The gross tax rate is expressed in millage and then is subject to different reduction factors to arrive at an effective tax rate. The real estate taxes for an individual property may be determined by dividing the assessed value of a property by 1,000, then multiplying the estimate by the effective tax rate.

DELINQUENCY

The current year real estate taxes have been paid.

CONCLUSION

The subject's current tax value appears reasonable.

4.7 C-1 Neighborhood Commercial District

(a) Uses Permitted – R-4 and Establishments offering products for sale or retail and principally supplying everyday household needs. Because residential uses are permitted in this district and because it is anticipated that the majority of the space for this district will be used for residential purposes, great care should be taken that only the least obnoxious commercial uses shall be permitted. Permitted uses are:

1. Apparel shops.
2. Appliance sales and services.
3. Clinic, medical or dental, privately owned.
4. Laboratory, dental, medical and/or optical.
5. Studios of music, art and photography.
6. Ice cream parlors.
7. Shoe repair shops.
8. Automatic Laundromats and dry cleaners.
9. Cleaning and laundry pick-up stations.
10. Hardware store.
11. Drug stores.
12. Grocery stores.
13. Other similar uses.

- (b) Accessory Uses Permitted
1. Customary related uses incidental to a permitted use, except that outdoor storage shall be prohibited.
 2. Non-flashing signs pertaining to the permitted uses located on the same lot.
 3. Spot lighting of building on the lot, provided such lights are shaded and so located that beams are directed away from any residential district and any public highway or street.
- (c) Building Height – No building or structure shall exceed 35 feet or 2 ½ stories in height.
- (d) Required Lot Area and Lot Width – A minimum lot size of 12,000 square feet shall be required for any neighborhood commercial use. No commercial lot shall be less than 100 feet in width as determined at the building setback line. Regulation of residential uses allowed in the district will conform to requirements as established for each residential district.
- (e) Percentage of Lot Coverage – The sum total of all buildings and accessory structures shall not cover more than 60 percent of the area of any lot.
- (f) Yards Required for Commercial Uses
1. Front Yards – The front yard building setback line shall be a minimum of 60 feet from any existing or proposed right-of-way line of any street or road. For lots fronting on an existing or proposed major street as shown on the Major Thoroughfares Plan; the front yard shall be 100 feet from the right-of-way line or any subsequent revisions thereof.
 2. Side Yards – Where a side yard abuts any residential district, a side yard of at least 25 feet shall be provided. Such space shall not be occupied by any buildings or accessory structure and shall be maintained as a landscaped buffer area.
 3. No rear yard is required except where the rear yard abuts a residential district, a rear yard of at least 25 feet shall be provided. Such strip shall be planted and maintained as a landscaped buffer area.
- (g) Signs and Outdoor Advertising – See SECTION VII, ARTICLE VII. 7.3. Sign Ordinance pertaining to nonconforming signs and outdoor advertising.
- (h) Use Limitations – No uses permitted in this zoning district shall be dangerous or offensive or detrimental to the present or intended character of this zoning district or vicinity by reason of the emission of dust, gas, smoke, noise, fumes, glare, odor, vibration, fire hazard or otherwise. Therefore, no storage of equipment, junk, building materials or vehicles or service stations, or auto or heavy equipment repair of any kind is permitted in this zoning district.

ZONING MAP

