

Historic Downtown Mixed Use Investment Opportunity

137 Main Street – Bay St. Louis, Mississippi



Building Size	6,661 SF
Floors	3
Lot Size	90' x 160'
Year Built	1936
Renovation	2011 Major Renovation
Roof	New Roof (2020)
Asking Price	\$2,200,000

Executive Summary

This 6,661 square foot historic mixed use commercial building is located in the center of downtown Bay St. Louis. Originally constructed in 1936 as the town's post office, the property has been renovated while preserving its historic architectural character. A major building renovation including mechanical, electrical, and interior upgrades was completed in 2011, followed by a new roof installation in 2020. The property sits on a prominent corner lot in the heart of the downtown retail and dining district. Surrounded by restaurants, boutiques, coffee shops, and entertainment venues, the location benefits from significant pedestrian traffic and strong local tourism activity. The beach and marina are located approximately two blocks from the site. Current tenants include Fairly Local, Bayside Barber, and several consignment retailers. The building offers flexible suite configurations suitable for retail and service businesses. Annual rental income is approximately \$99,600 as of March 2026 with available spaces on the market rent as well. Tenants pay utilities while the owner covers property taxes and insurance. The building also features a rare basement level – the only basement in town – with exterior access from both sides of the property, creating unique operational flexibility.

Investment Highlights

- Prime downtown location in the center of Bay St. Louis retail district
- Corner lot with high pedestrian visibility
- Historic 1936 building – original town post office
- Major renovation completed in 2011
- New roof installed in 2020
- 6,661 square feet across three floors
- Nearly fully leased with established local tenants
- Flexible retail and service suite layouts
- Two blocks from beach and marina
- Tenant paid utilities
- Rare basement with dual exterior access
- Opportunity for both investors and potential owner occupiers

Property Overview

Year Built	1936
Building Size	6,661 SF
Lot Size	90' x 160'
Floors	3
Parking	On site parking available
Basement	Yes – exterior access from both sides
Renovation	2011 building renovation
Roof	Replaced in 2020
Use	Retail and Service Commercial

Tenant Overview

The property is currently occupied by a mix of retail and service tenants serving both residents and visitors to downtown Bay St. Louis. Anchor tenants include Fairly Local and Bayside Barber, complemented by several consignment retail businesses. Suite sizes vary and can be customized for tenants as needed. Lease structures are simple lease agreements. Detailed lease information and rent roll documentation will be made available to qualified buyers upon request.

Financial Overview

Annual Rental Income	\$99,600
Tenant Expenses	Utilities
Owner Expenses	Insurance and Property Taxes
Asking Price	\$2,200,000
Approximate Cap Rate	~4.5% (before expenses)

Location Overview

Bay St. Louis is one of the most vibrant coastal communities along the Mississippi Gulf Coast. The downtown district has become a popular tourism and lifestyle destination featuring restaurants, art galleries, retail shops, coffee houses, and entertainment venues. The property sits directly within this walkable downtown corridor, benefiting from steady foot traffic generated by both local residents and visitors. The Gulf Coast beaches and marina are located approximately two blocks away, adding further appeal to businesses operating in the building.

Contact Information

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Seller may provide financial documentation, lease details, and additional due diligence materials to qualified buyers upon request.