



# OFFICE/RETAIL CONDOS FOR SALE

124 Court Street, Bay St. Louis, MS 39520



## PROPERTY DESCRIPTION

Introducing a prime investment opportunity! Located at 124 Court Street in Bay St. Louis, MS. Three versatile units, will offer a range of office and commercial needs. The units can be customized for the tenants. Situated adjacent to a city parking garage, the property provides convenient access and ample parking for tenants and clients. With close proximity to various amenities, this property presents an exceptional opportunity for potential users. Additionally, the property is situated in Flood Zone X, providing peace of mind. Don't miss out on the added perk of golf cart storage, making it a unique and versatile space for businesses.

## PROPERTY HIGHLIGHTS

- 3 Units Available
- Adjacent to city parking garage
- Close proximity to various amenities
- Situated in Flood Zone X
- Golf cart storage option

## OFFERING SUMMARY

Unit 101: Corner Unit	1,327 SF - \$599,900
Unit 102:	752 SF - \$389,000
Unit 103: Corner Unit	846 SF - \$499,000

## OFFICE/RETAIL BUILDING FOR SALE

### PROPERTY SUMMARY

**TIM CARLSON • PRINCIPAL**  
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**MONTE LUFFEY • PRINCIPAL**  
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**ADDITIONAL PHOTOS**

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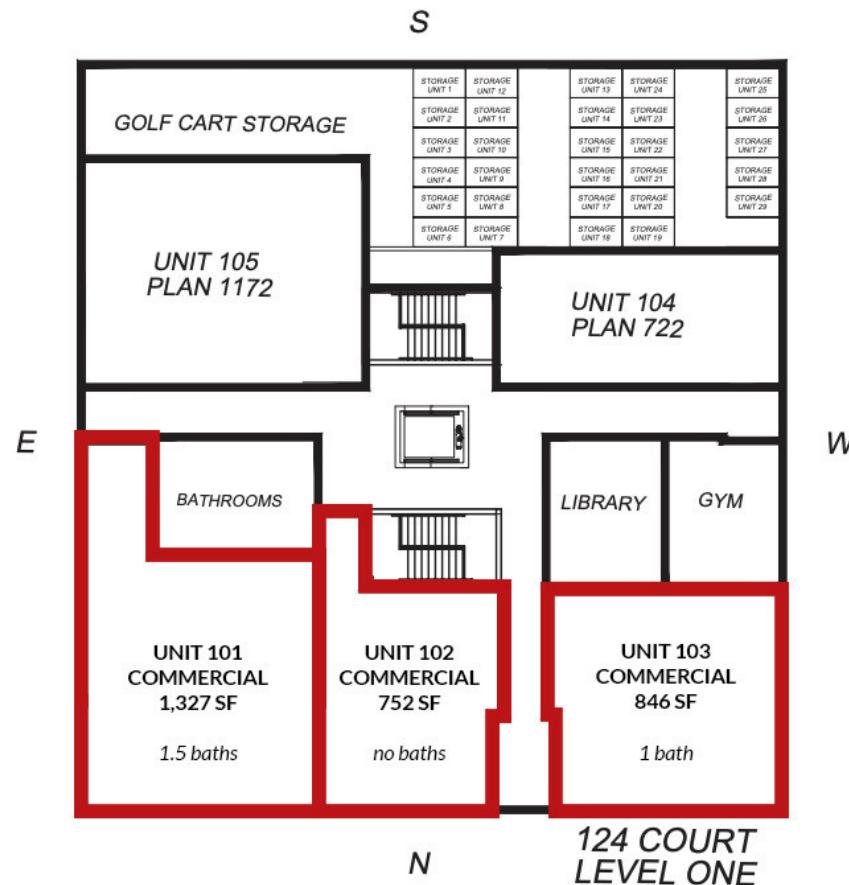
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The logo for 124 Court Luxury Condominiums. It features a large, dark blue circle on the left containing the number '124' in a white, sans-serif font. To the right of the circle, the word 'COURT' is written in a large, bold, dark blue sans-serif font. Below 'COURT', the words 'LUXURY CONDOMINIUMS' are written in a smaller, dark blue sans-serif font.



## OFFICE/RETAIL BUILDING FOR SALE

## FIRST FLOOR SITE PLAN



# SOUTHEAST COMMERCIAL REAL ESTATE



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## OFFICE/RETAIL BUILDING FOR SALE

AERIAL



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**\$90,463**

Average Household Income  
within 15 minutes of site.



**45**

Median Age  
Within 15 minutes of site.



**12,532**

Number of housing units  
within 15 minutes of site.

**2025 Demographics**      5 Minutes      10 Minutes      15 Minutes

Category	5 Minutes	10 Minutes	15 Minutes
Population	2,882	10,622	22,540
Average HH Income	\$72,340	\$89,840	\$90,463

**2030 Projections**      5 Minutes      10 Minutes      15 Minutes

Category	5 Minutes	10 Minutes	15 Minutes
Population	2,841	10,673	22,649
Average HH Income	\$78,842	\$97,750	\$99,574

## Travel Time to Site

- 5 Minutes
- 10 Minutes
- 15 Minutes

## OFFICE/RETAIL BUILDING FOR SALE

### AREA DEMOGRAPHICS

