1302 Magnolia Street, Gulfport, MS 39507

WATERFRONT OFFICE & RESTAURANT CONDO W/INCOME

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PROPERTY DESCRIPTION

Completed in 2024, this 3,560 SF waterfront condo at 1302 Magnolia Street combines offices with existing income and a modern speakeasy style restaurant & craft cocktail bar and lounge, which includes all FF&E, and offers incredible views of Bernard Bayou. The office area consists of 5 large executive suites, currently producing approximately $5,000.00 per month in gross rent. The suites include Wi-Fi, utilities, breakroom, and a conference room, offering flexibility for a range of business needs. Modern finishes, recent construction, and a waterfront setting in Gulfport make this a distinctive option for an owner-user or investor. Other amenities include a spa like pool, dockage for short-term boat use and an executive gym.

OFFERING SUMMARY

Fee-Simple Sale Price:	$975,000
Condo Assoc. Fee (Includes Bldg. Insurance)	$2,600.00/Month
Total Unit Size	3,560 SF

PROPERTY HIGHLIGHTS

- Rare Waterfront Office & Restaurant Condo Overlooking Bernard Bayou
- All FF&E Included with Acceptable Purchase Contract
- Large Contiguous Covered Outdoor Gathering Area
- Ample Dockage for Short-Term Boating Access
- Resort Pool with Entertaining Area
- Workout Facility (Adjacent Building)
- Numerous New Retailer & Restaurants in the Immediate Area
- National & Regional Grocers within a 5-Minute Drive
- 5-Minute Drive North to Interstate 10 or South to Highway 90/Beach Blvd.
- Formerly: The Magnolia Room (A Speakeasy Concept). Owner Relocated to FL.

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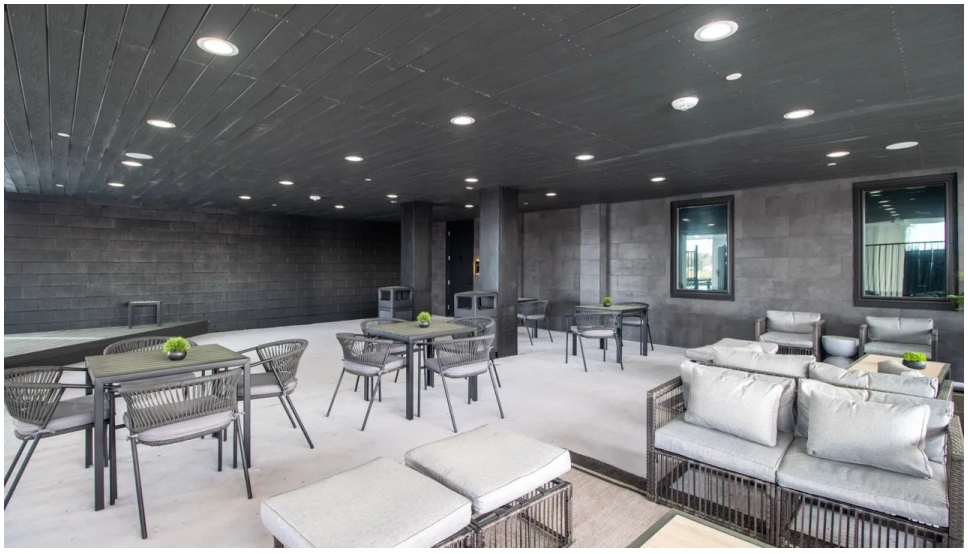
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RETAIL PROPERTY FOR SALE

RESTAURANT PHOTOS

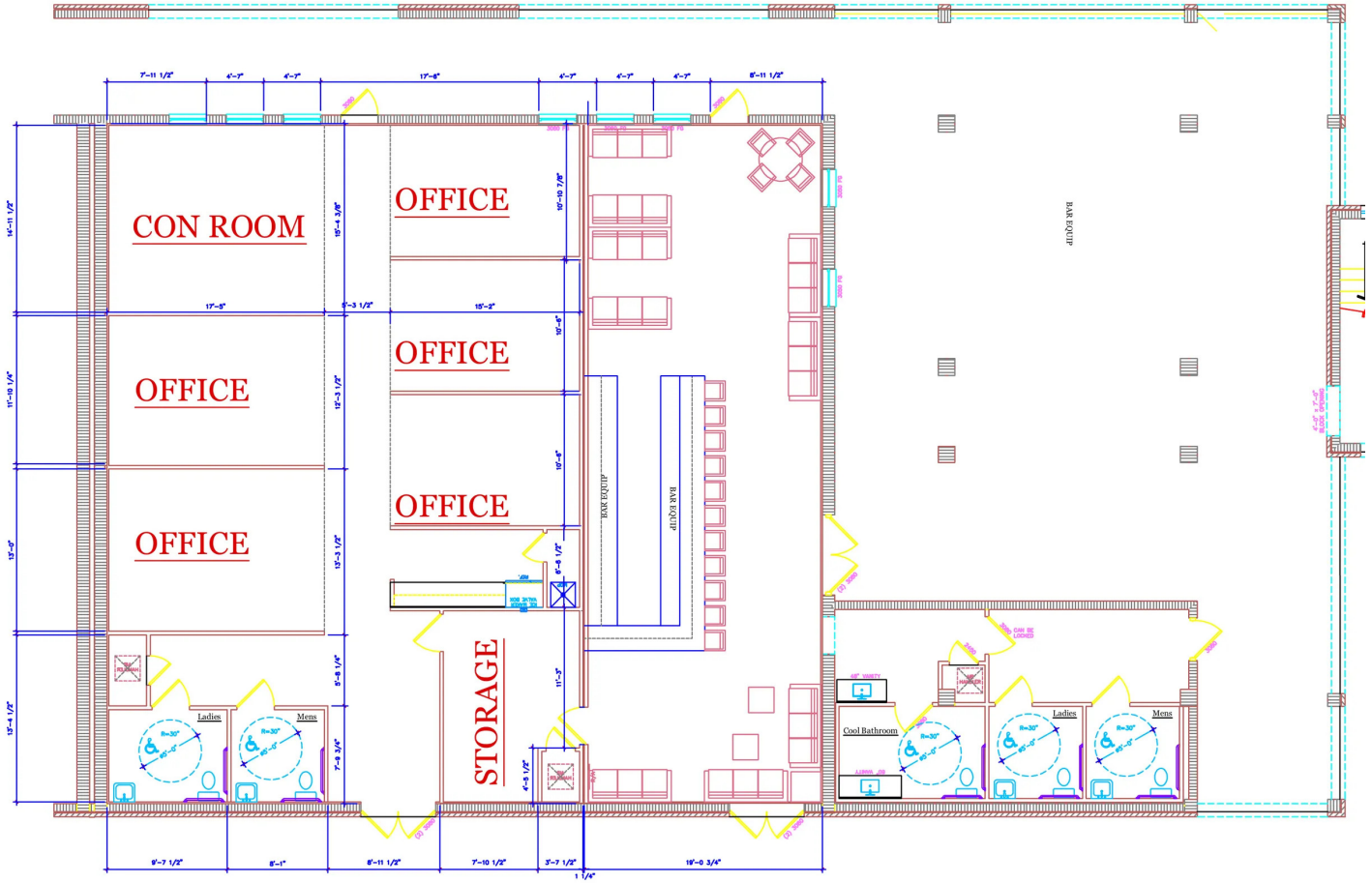
SOUTHEAST COMMERCIAL REAL ESTATE

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1st FLOOR DIMENSIONS



RETAIL PROPERTY FOR SALE

FLOOR PLAN

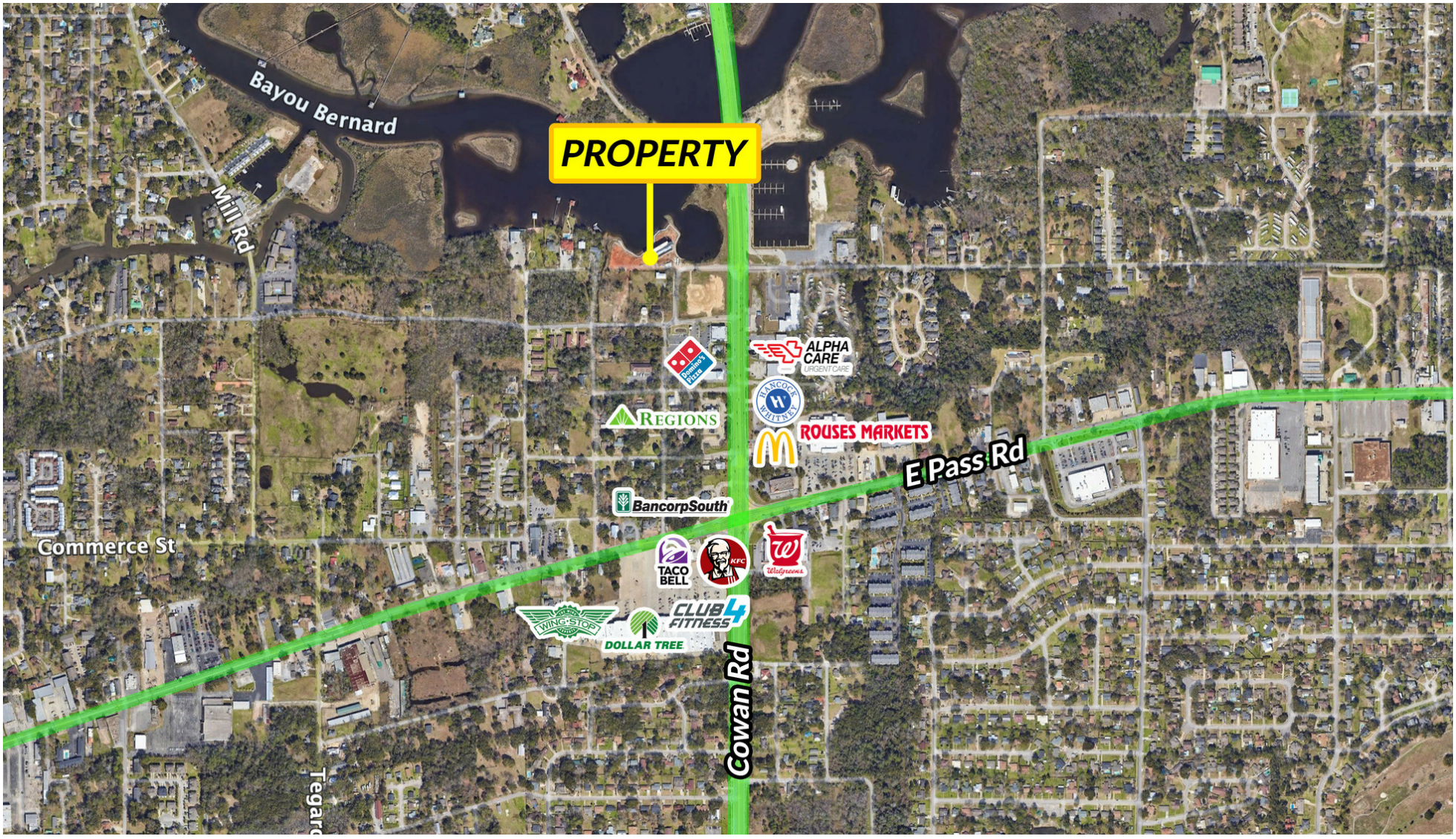
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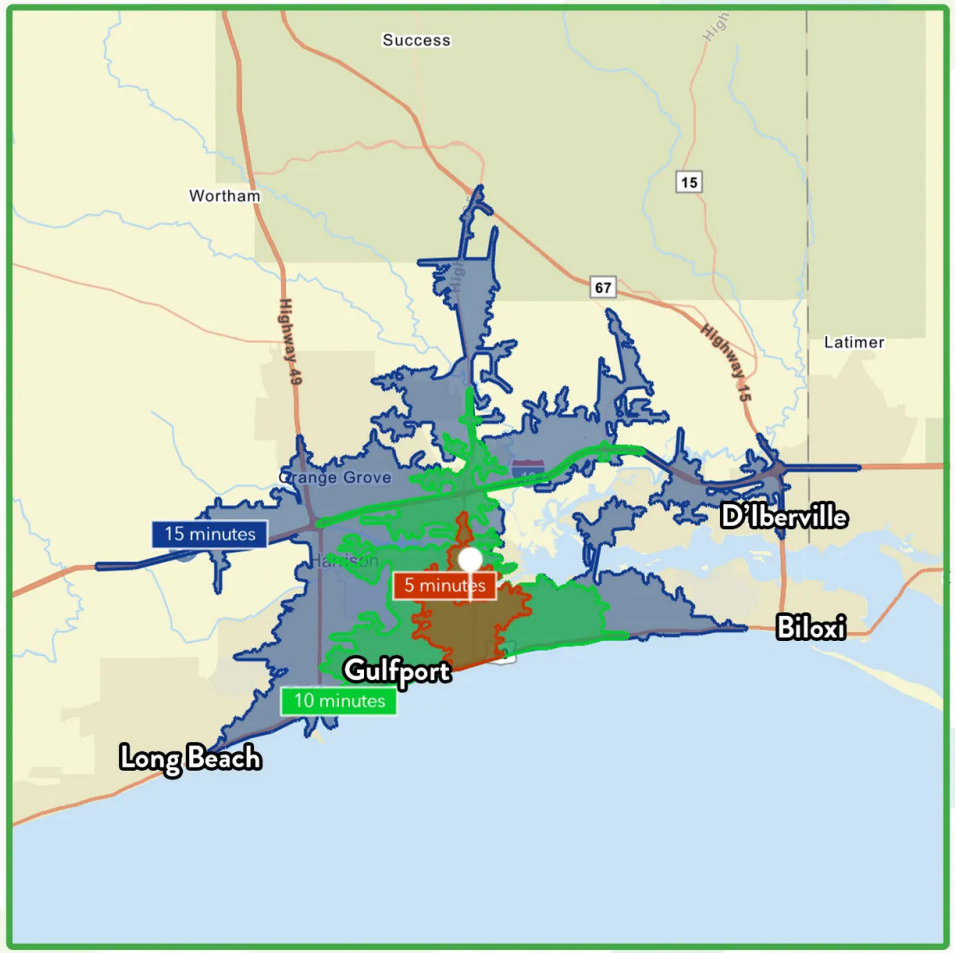
AERIAL

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$83,421
Average Household Income within 15 minutes of site.

39.5
Median Age
Within 15 minutes of site.

41,789
Number of housing units within 15 minutes of site.

2026 Demographics	5 Minutes	10 Minutes	15 Minutes
Population	11,889	35,971	84,461
Average HH Income	$93,170	$83,841	$83,421

2031 Projections	5 Minutes	10 Minutes	15 Minutes
Population	12,095	36,578	86,401
Average HH Income	$105,023	$94,007	$93,667

Travel Time to Site

- 5 Minutes
- 10 Minutes
- 15 Minutes

RETAIL PROPERTY FOR SALE

AREA DEMOGRAPHICS

SOUTHEAST COMMERCIAL REAL ESTATE