

# OFFERING MEMORANDUM



## GENERAL COMMERCIAL BUILDING - FOR SALE

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560 ST. JOHN STREET - BAY ST. LOUIS, MISSISSIPPI 39520

*A Great Value in The Bay*

CHIP & HERBERT  
GARDNER DUBUISSON  
GROUP

COMPASS



# *exclusively* Listed By:



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GARDNER DUBUISSON**  
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# OFFERING SUMMARY



**560 ST. JOHN STREET - BAY ST. LOUIS, MISSISSIPPI 39520**



## List Price

\$174,000



## Site Size

6,250 SF (50' x 125')



## Current Improvements

- General Commercial Building - 1,546 SF
- Concrete Parking

### Property Overview:

The iconic former home of Bay Animal Clinic is ready for its next chapter — and your business could be the star. Recently refreshed with an open floor plan, fresh paint, new ceilings, updated electrical (including new plugs and plates), and brand-new flooring, this property is move-in ready for your vision.

Perfectly positioned just off Highway 90, one block west of Main Street, the location offers great visibility and high traffic, surrounded by well-known neighbors like Breath's Boats and the Main Street Shell Station. You'll be just minutes from Old Town, Hollywood Casino, and The Bridges Golf Course, ensuring a steady flow of local and visitor traffic.

With ample parking, room to expand, and Neighborhood Commercial (C-2) zoning, this property offers versatility for a wide range of business uses. Don't miss the chance to secure one of Bay St. Louis's most recognizable commercial locations for your next successful venture.



# SITE



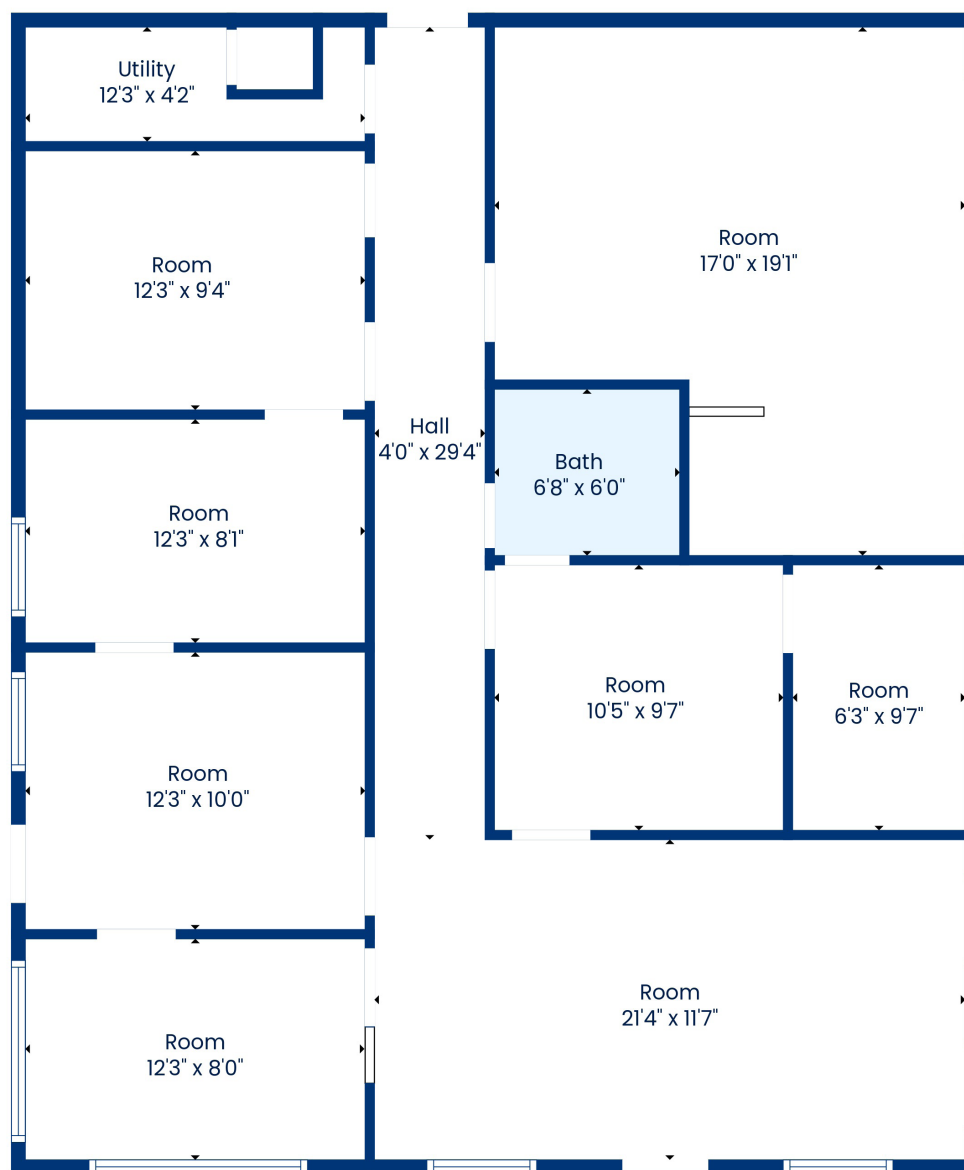
GIS Map



\*This is not a survey.  
\*Property lines are approximate.

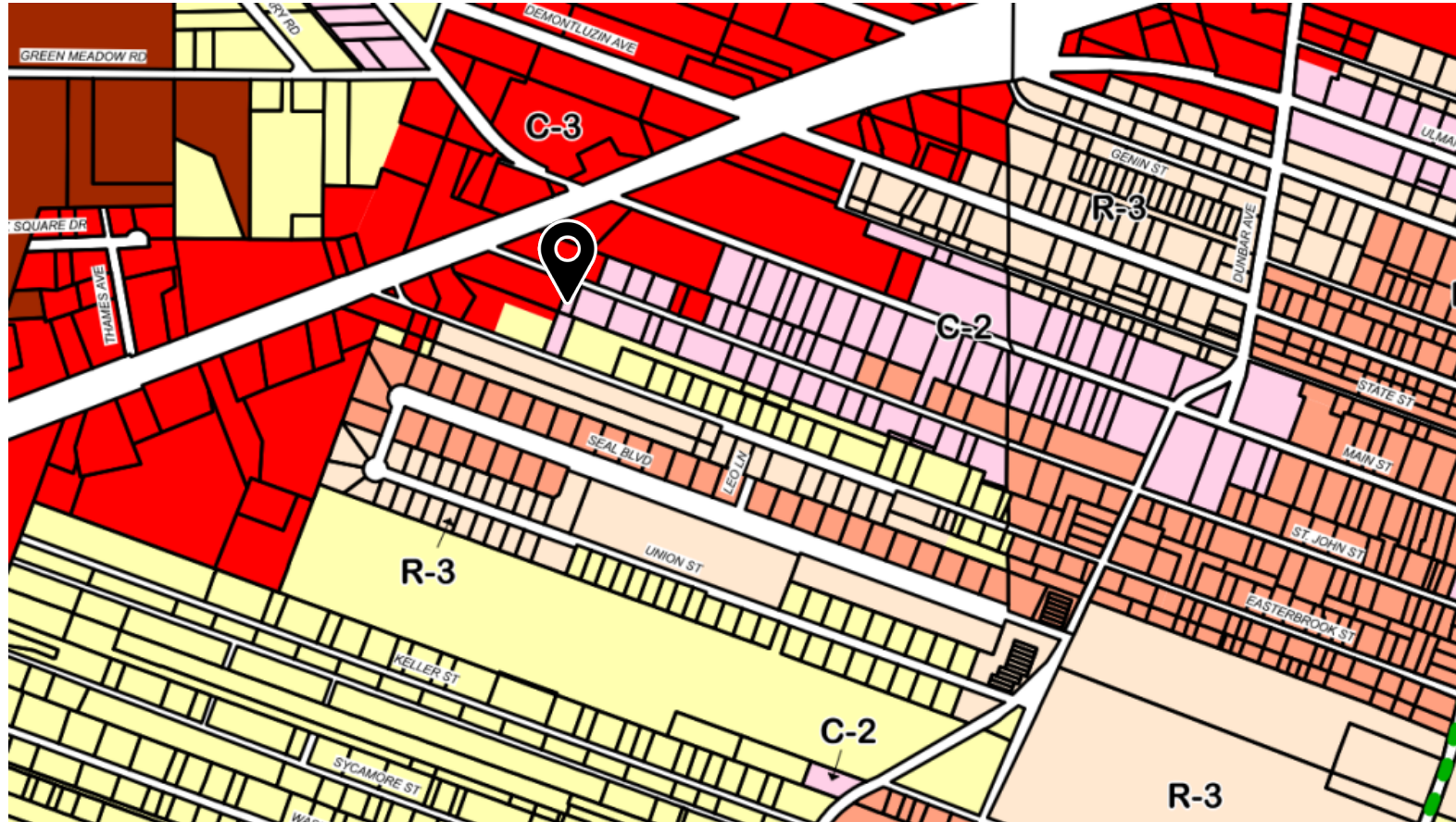


# FLOOR PLAN



Measurements Deemed Highly Reliable But Not Guaranteed.

# ZONING MAP



- |                                |                                     |
|--------------------------------|-------------------------------------|
| Water                          | R-3 Multi-Family                    |
| C-1 Central Business           | R-4 Beachfront Residential          |
| C-2 Neighborhood Commercial    | R-5 Open Beach                      |
| C-3 Highway Commercial         | R-5A Residential                    |
| CD-1 Commercial District       | RD Resort District                  |
| I-1 Planned Industrial         | SU-1 Special Use District           |
| I-2 Limited Industrial         | WF-1 Waterfront                     |
| OC Office/Clinic               | WF-2 Waterfront                     |
| R-1 Residential Single Family  | WF-3 Waterfront Yacht Club District |
| R-1A Residential Single Family | --- Historic District               |
| R-2 Residential Two-Family     |                                     |

NORTH



## PROPERTY PHOTOS

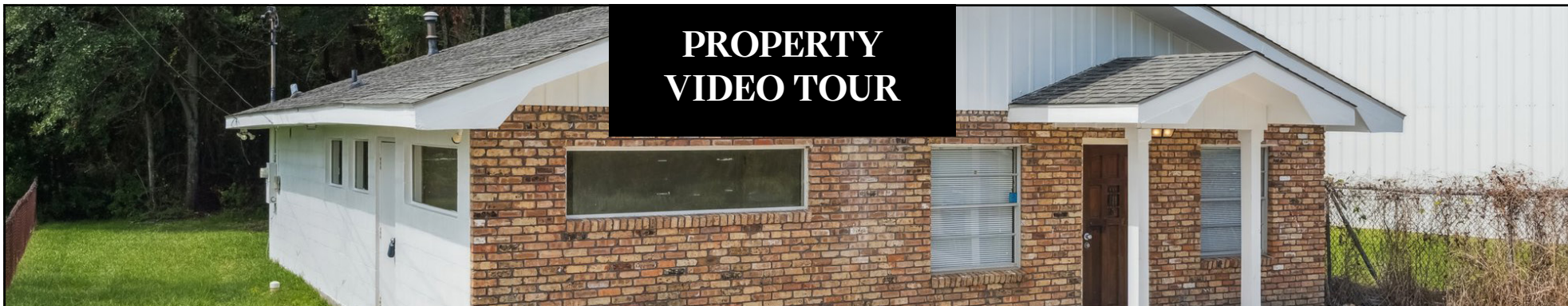




## PROPERTY PHOTOS







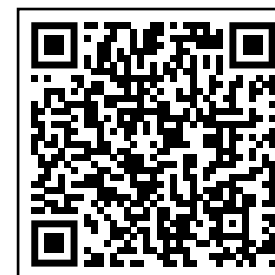
Check out a custom "Property Tour" video, which is featured on our YouTube page. We guide you through an in-depth video tour of the property, highlighting select features, along with community highlights.

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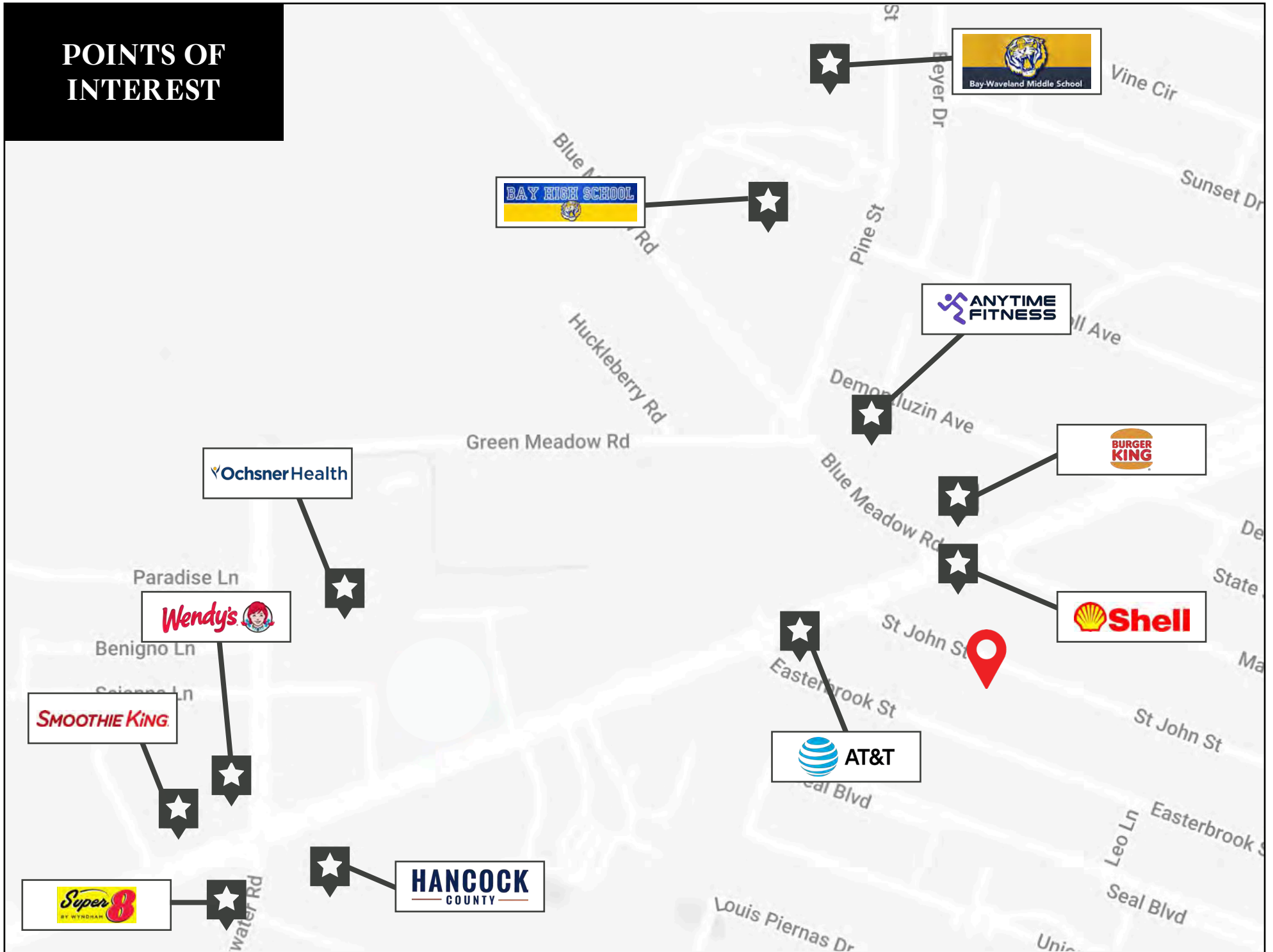


[Youtube.com/@ChipGardner-HerbertDubuisson](https://www.youtube.com/@ChipGardner-HerbertDubuisson)

Scan here to see our custom property video tours →

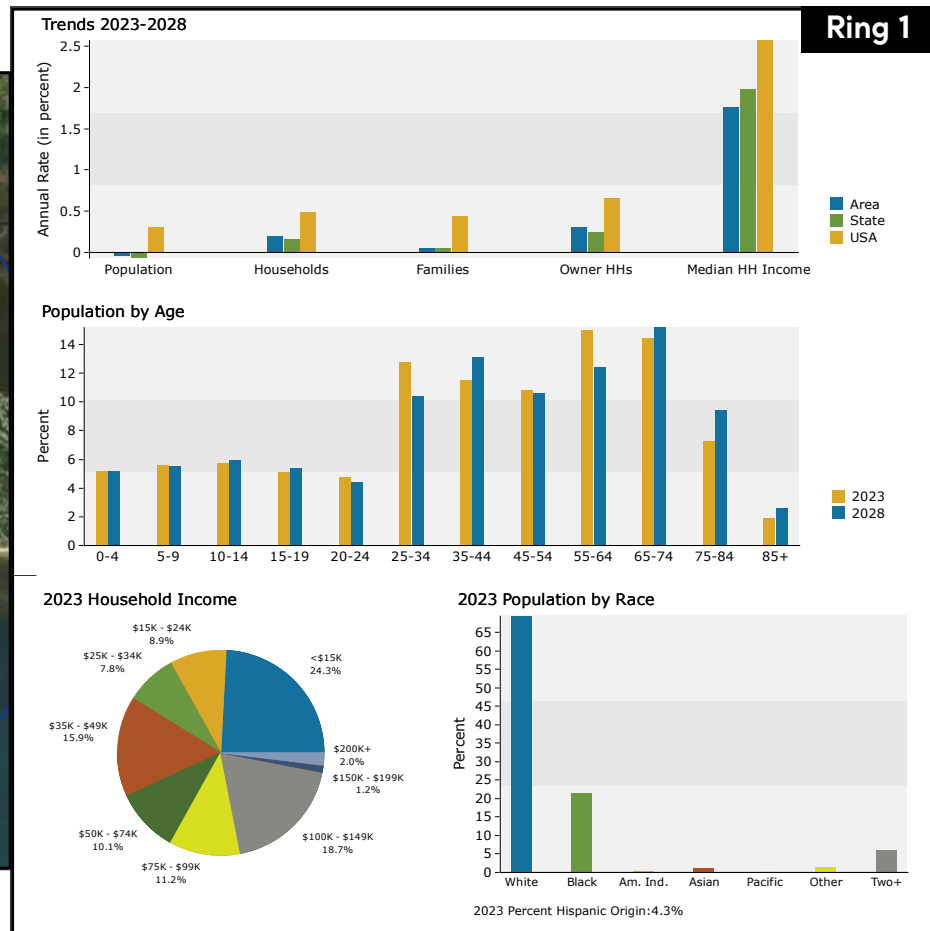
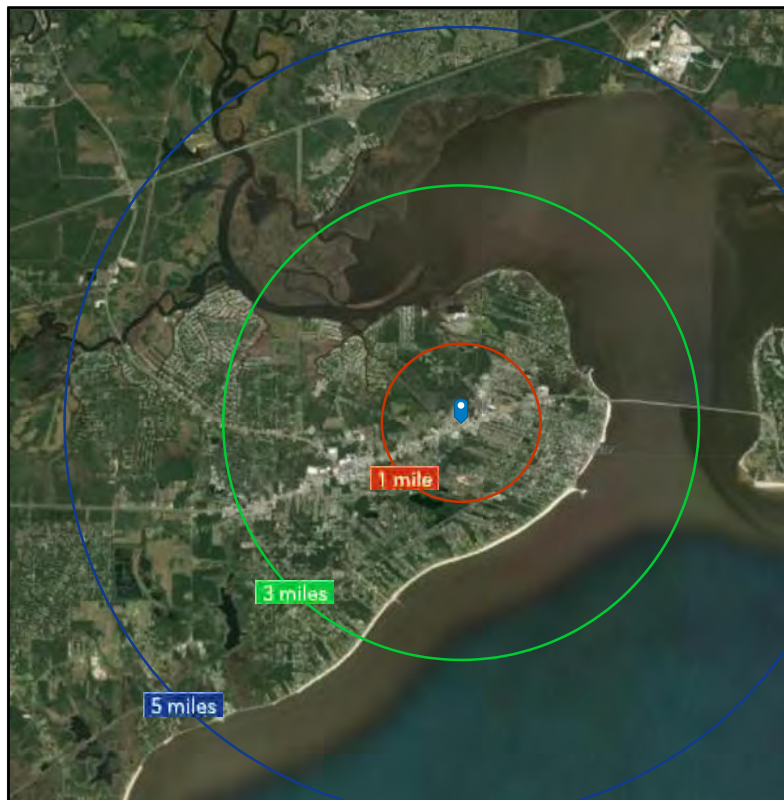


# POINTS OF INTEREST





# DEMOGRAPHICS



# CONFIDENTIALITY & DISCLAIMER NOTICE



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The information contained herein is not a substitute for a thorough due diligence investigation. The Chip Gardner & Herbert Dubuisson Group with Compass has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property, or the Buyer's legal ability to use the property based on zoning, restrictions, etc. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, The Chip Gardner & Herbert Dubuisson Group with Compass has not verified, and will not verify, any of the information contained herein, nor has The Chip Gardner & Herbert Dubuisson Group with Compass conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

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**CHIP & HERBERT  
GARDNER DUBUISSON**  
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MREC Agency Disclosure Form A

## WORKING WITH A REAL ESTATE BROKER

Approved 05/14/2024 by  
MS Real Estate Commission  
P. O. Box 12685  
Jackson, MS 39236

**\*\*THIS IS NOT A LEGALLY BINDING CONTRACT\*\***

### GENERAL

Before you begin working with any real estate agent, you should know whom the agent represents in the transaction. Mississippi real estate licensees are required to disclose which party they represent in a transaction and to allow a party the right to choose or refuse among the various agency relationships. Several types of relationships are possible, and you should understand these at the time a broker or salesperson provides specific assistance to you in a real estate transaction. The purpose of this Agency Disclosure form is to document an acknowledgement that the consumer has been informed of various agency relationships which are available in a real estate transaction. For the purposes of this disclosure, the term Seller and/or Buyer will also include those other acts specified in Section 73-35-3(1), of the Miss. Code, "...list, sell, purchase, exchange, rent, lease, manage, or auction any real estate, or the improvements thereon including options."

### SELLER'S AGENT

A property Seller can execute a "listing agreement" with a real estate firm authorizing the firm and its agent(s) to represent the Seller in securing a Buyer. A licensee who is engaged by and acts as the agent of the Seller only, is a Seller's Agent. A Seller's agent has the following duties and obligations:

- **To the Seller:** The fiduciary duties of loyalty, confidentiality, obedience, disclosure, full accounting, and the duty to use skill, care, and diligence.
- **To the Buyer and Seller:** A duty of honesty and fair dealing.

### BUYER'S AGENT

A Buyer may contract with an agent or firm to represent him/her. A licensee who is engaged in a Buyer Agency Agreement as the agent of the Buyer only is known as the Buyer's Agent in purchasing a property. A Buyer's Agent has the following duties and obligations:

- **To the Buyer:** The fiduciary duties of loyalty, confidentiality, obedience, disclosure, full accounting, and the duty to use skill, care, and diligence.
- **To the Seller and Buyer:** A duty of honesty and fair dealing.

### DISCLOSED DUAL AGENT

A real estate licensee or firm may represent more than one party in the same transaction. A Disclosed Dual Agent is a licensee who, with the informed written consent of the Seller and Buyer, is engaged as an agent for both the Seller and Buyer. As a Disclosed Dual Agent, the licensee shall not represent the interests of one party to the exclusion or detriment of the interests of the other party. A Disclosed Dual Agent has all the fiduciary duties to the Seller and Buyer that a Seller's agent or a Buyer's agent has except the duties of full disclosure and undivided loyalty.

➤ **A Disclosed Dual Agent may not disclose:**

- a) To the Buyer that the Seller will accept less than the asking or listed price, unless otherwise instructed in writing by the Seller.
- b) To the Seller that the Buyer will pay a price greater than the price submitted in a written offer to the Seller, unless otherwise instructed in writing by the Buyer.
- c) The motivation of any party for selling, buying, or leasing a property, unless otherwise instructed in writing by the respective party, or
- d) That a Seller or Buyer will agree to financing terms other than those offered, unless otherwise instructed in writing by the respective party.

### IMPORTANT NOTICE: UNREPRESENTED "CUSTOMER"

"Customer" shall mean a person not represented in a real estate transaction. It may be the Buyer, Seller, Landlord or Tenant. A Buyer may decide to work with a firm that is acting as the agent for a Seller (a Seller's Agent or Subagent). If a Buyer does not enter into a Buyer Agency Agreement with the firm that shows him properties, that firm and its agents may show the Buyer properties as a Seller's Agent or as a Subagent working on the Seller's behalf. Such a firm represents the Seller (not the Buyer) and must disclose that fact to the Buyer. Regarding the price and terms of an offer, the Seller's Agent will ask you (the Customer) to decide how much to offer for the property and upon what conditions. They can explain your options to you, but the final decision is yours, as they cannot give you legal or financial advice. They will attempt to show you property in the price range and category you desire so that you will have information on which to base your decision. The Seller's Agent will present to the Seller any written offer that you ask them to present. You should not disclose any information that you do not want the Seller to know (i.e. the price you are willing to pay, other terms you are willing to accept, and your motivation for buying) because the Seller's Agent would be required to tell all such information to the Seller. As a Customer dealing with a Seller's Agent, you might desire to obtain the representation of an attorney, another real estate licensee, or both.

### THIS IS NOT A CONTRACT, THIS IS AN ACKNOWLEDGEMENT OF DISCLOSURE

The below named Broker or Salesperson has informed me that real estate brokerage services may be provided to me as a:

- |   |   |
|---|---|
| <input type="checkbox"/> Client (The Licensee is my Agent. I am the Seller or Landlord.)                | <input type="checkbox"/> Customer (The Licensee is not my Agent.) |
| <input type="checkbox"/> Client (The Licensee is my Agent. I am the potential Buyer or Tenant.)         | <b>**Use "Customer signature" space, below**</b>                  |
| <input type="checkbox"/> Client (All Licensees of the Brokerage Firm may become Disclosed Dual Agents.) |   |

By signing below, I acknowledge that I received this informational document and explanation prior to the exchange of confidential information which might affect the bargaining position in a real estate transaction involving me.

_____ (Client signature) (Date)	_____ (Licensee signature) (Date)	_____ (Customer signature) (Date)
_____ (Client signature) (Date)	_____ (Licensee Brokerage)	_____ (Customer signature) (Date)

**LICENSEES: Provide a copy of this disclosure acknowledgement form to all signatories and retain signed original for your files.**

MREC Rev. 05/14/2024