

# \$7,750,000 - 916 Bay Street, Other

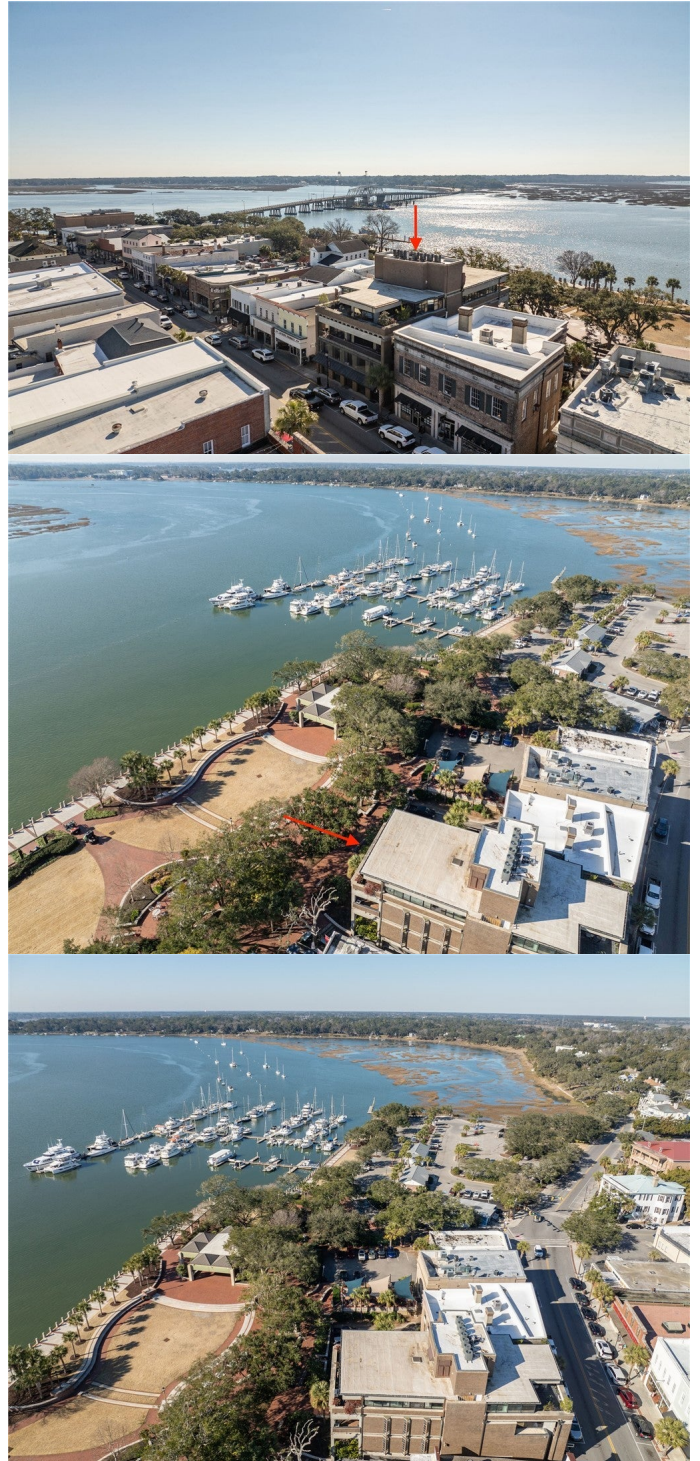
MLS® #1651567

## \$7,750,000

0 Bedroom, 0.00 Bathroom, 19,582 sqft  
Commercial Sale on 0.15 Acres

No Recorded Subdivision, Other, SC

Situated directly on Bay Street and adjacent to the picturesque Waterfront Park, this unique property offers miles of breathtaking views along the Intracoastal Waterway (ICW). With nearly 20,000 square feet of improved space spread across five floors, plus a rooftop, 916 Bay Street is a landmark with unmatched potential. Its versatility opens the door for redevelopment as a boutique hotel, high-end restaurant, luxury residences, retail spaces, or a blend of these possibilities. Designed by renowned architect Jim Thomas, of Thomas & Denzinger, the building is a modern marvel of durability & style. Engineered to endure hurricanes, floods, and fires, it stands as a fortress in the heart of Beaufort. Its Brutalist architectural design emphasizes clean lines and the raw beauty of materials, with exposed cast-in-place concrete showcasing the natural imprint of the Cypress wood grains used in its formwork. Vaulted concrete ceilings add to the building's visual and structural appeal. Positioned on an incredibly valuable lot, the property offers unparalleled convenience & access. The Bay Street location places the charms of downtown Beaufort, with its boutique shopping, fine dining, and historic character, right at your doorstep. Meanwhile, the Waterfront Park essentially serves as your backyard, providing stunning open spaces with none of the associated maintenance costs. The marina is just four hundred feet away for boating enthusiasts, and a playground lies 560 feet southeast.



This property is primed for redevelopment with relatively few permitting hurdles and a robust structural foundation. The 2'x3' steel-reinforced concrete walls, sturdy roof, and two vertical chases running from ground to rooftop (complemented by horizontal chases on each floor) make any desired modifications to mechanical, electrical, and plumbing systems easy and inexpensive. The existing elevator is in excellent condition and provides access to all floors, while covered parking with a security gate adds to the convenience and security of the site.

Southern exposure with covered terraces ensures year-round comfort, with abundant sunlight in winter and cooling breezes in the summer. The panoramic views from this property are unmatched in the Southeast, providing a stunning backdrop that elevates its potential.

916 Bay Street is more than just a building, it is a rare chance to reimagine a cornerstone of Beaufort's historic district and to create something truly extraordinary.

\*Floor plans are available upon request.

**Essential Information**

MLS® #	1651567
Price	\$7,750,000
Bathrooms	0.00
Square Footage	19,582
Acres	0.15
Type	Commercial Sale
Sub-Type	Commercial
Status	Active

**Community Information**

Address	916 Bay Street
Area	Other Counties

Subdivision	No Recorded Subdivision
City	Other
County	Other
State	SC
Zip Code	00000

### Interior

Interior	Concrete
# of Stories	5

### Exterior

Roof	Membrane, Concrete
Construction	Concrete
Foundation	Concrete Perimeter

### Additional Information

Date Listed	January 31st, 2025
Days on Market	118

### Listing Details

Listing Agent	William Achurch
Listing Office	The HomesFinder Realty Group



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Listing information last updated on May 27th, 2025 at 8:17pm EDT