



PRINCIPAL
ADVISORS

COMMERCIAL REAL ESTATE



FOR SALE

2123 SEA ISLAND PKWY

ST. HELENA ISLAND, SC 29920

\$650K

ASKING PRICE

+/-3,520

RSF

MOTIVATED
SELLER

OWNER
FINANCING
AVAILABLE



Phone: 843-380-2530

Email: rrobinson@principalrem.com

Website: www.principalrem.com



OFFERING DETAILS



PROPERTY HIGHLIGHTS

- **HWY-21 FRONTAGE**
- **WATERFRONT VIEWS**
- **4-STORIES**
- **MIXED-USE ZONING**
- **MONUMENT SIGN**
- **LARGE UTILITY SHED**
- **SELLER FINANCING AVAILABLE**
- **MOTIVATED SELLER**
- **VALUE-ADD OPPORTUNITY**

PROPERTY DETAILS

Discover a rare redevelopment opportunity with this versatile property, perfectly suited to be transformed into a multi-unit short-term rental. The site features a three-story 3,520 SF building plus a full basement (four floors in total), giving you exceptional flexibility to convert into multiple income-producing units and win renters seeking a more cost effective vacation in comparison to surrounding resort developments. The parcel also includes a 1,000 SF utility shed, monument sign, and paved parking lot — ideal infrastructure already in place. Best of all, the price has been reduced and the sellers are very motivated – bring all offers. Seller financing options are available, with the owners willing to consider financing up to 95% of the purchase price. Whether you envision a boutique guest-house, a collection of vacation units, an office for your business, or a live-work model, this property is primed for creative redevelopment and value-added returns.

LOCATION DETAILS

Located on picturesque Harbor Island just east of Beaufort, this property offers a rare waterfront opportunity in one of the Lowcountry's most sought-after coastal communities. Set at the head of a private, gated barrier island surrounded by pristine beaches, tidal creeks, and sweeping marsh views, the area attracts steady year-round tourism and second-home demand. With proximity to Fripp Island, Hunting Island State Park, and Dataw Island, this location blends tranquility with convenience. Waterfront redevelopment opportunities like this are becoming increasingly scarce in Beaufort County, making this property an exceptional investment in a truly irreplaceable setting.

FLOOR PLANS

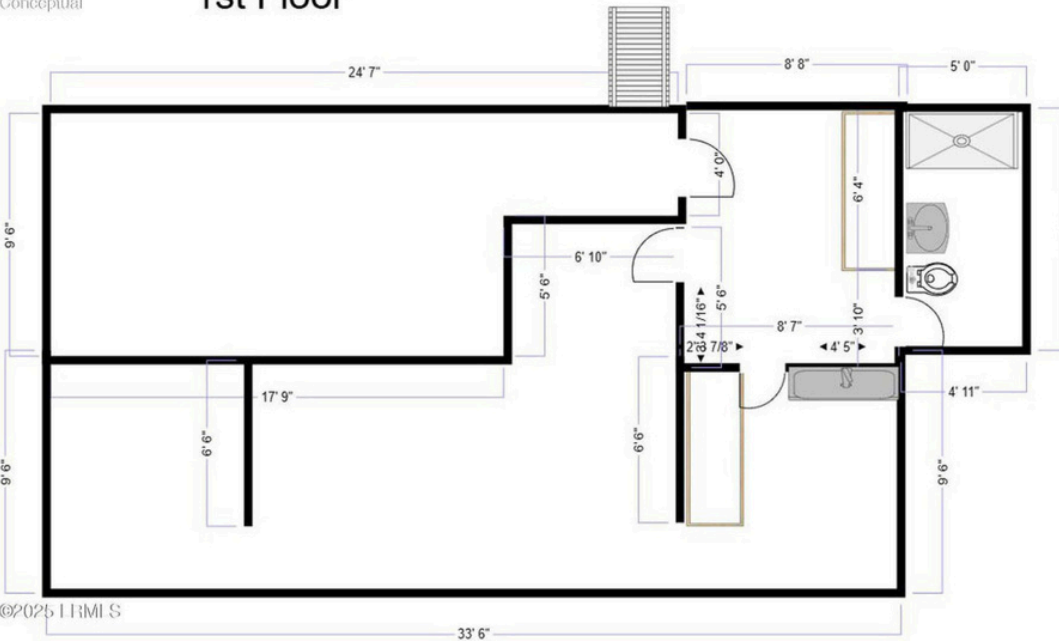


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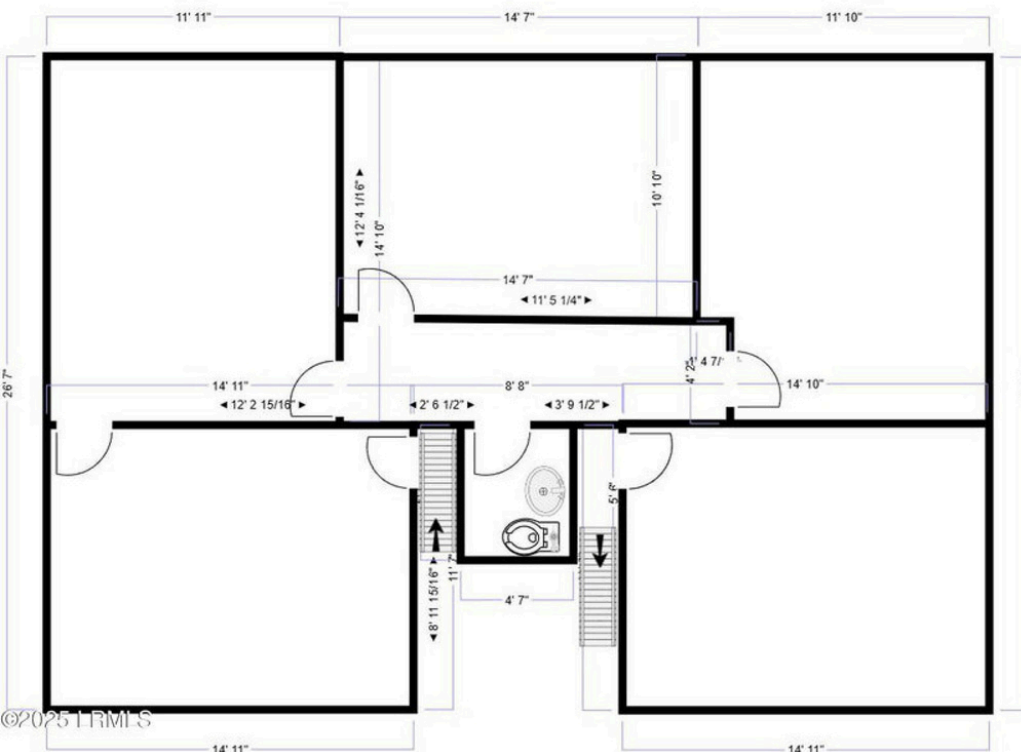
1st Floor

Conceptual



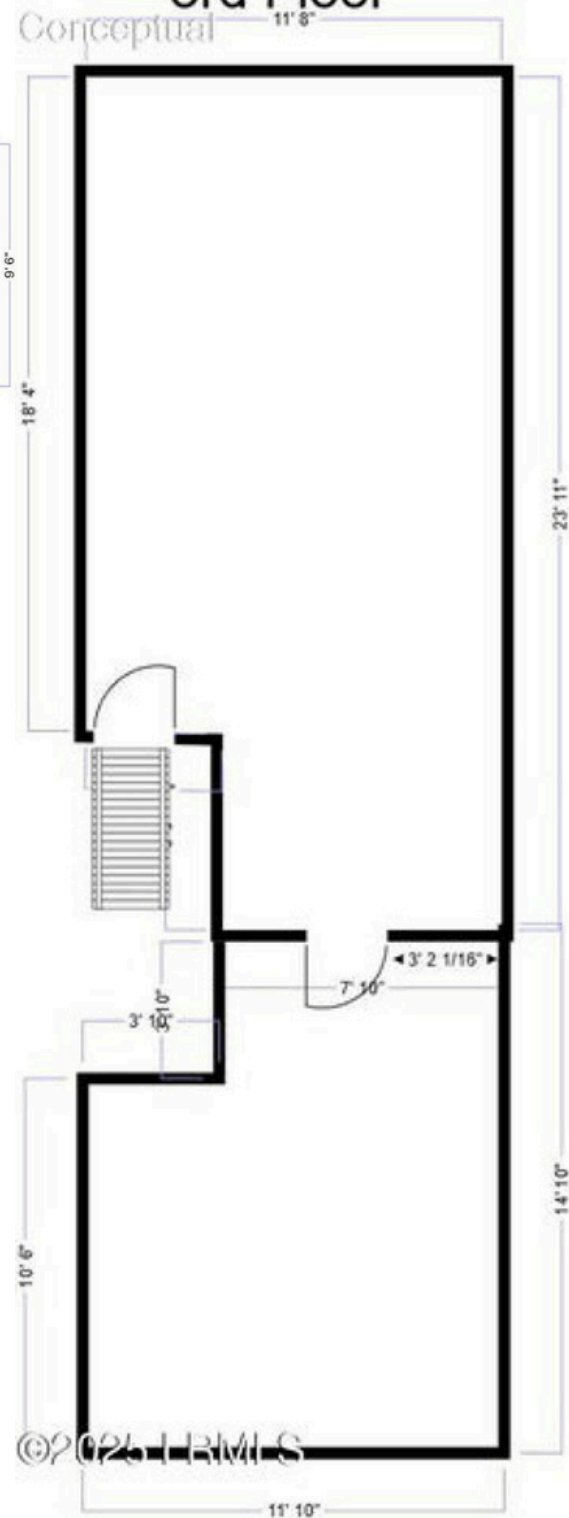
2nd Floor

Conceptual



3rd Floor

Conceptual



AERIAL VIEW



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HWY-21 MAP



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DATAW
ISLAND

HARBOR
ISLAND BEACH
COMMUNITY

HUNTING ISLAND
STATE PARK

FRIPP ISLAND
RESORT

SITE



**PROPERTY
PHOTOS (EXTERIOR)**



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**PROPERTY
PHOTOS
(INTERIOR)**



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Reynolds Robinson

Managing Partner

PHONE : 843-380-2530 ext. 700

EMAIL : rrobinson@principalrem.com

WEBSITE : www.principalrem.com

**PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONTACT PRINCIPAL ADVISORS FOR MORE LEASE OR
PROPERTY DETAILS.**