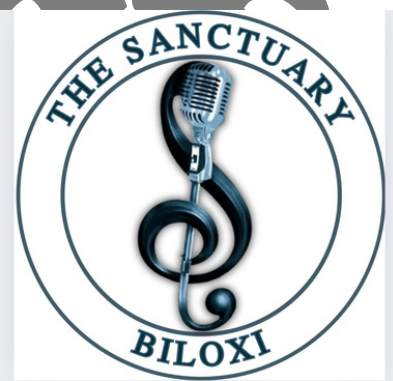




The Sanctuary is a restored historic church in downtown Biloxi, MS, just off the beach, offering a unique blend of luxury and charm. Its centerpiece is a stunning event hall, ideal for weddings, live music, and private gatherings. The property includes six upscale Airbnb guest suites, eight private offices, a large conference room, a full kitchen, and multiple lounge areas—all set on 1.2 acres in the heart of the city.



WELCOME TO THE SANCTUARY



Situated on approximately 1.2 acres, the property offers ample parking and outdoor space, ideal for hosting open-air events, expanding with a pool, or accommodating additional equipment and storage needs. 156 Camelia sits just off of Beach Blvd that spans almost the entirety of the MS Gulf Coast. Historic downtown Biloxi is just minutes away, offering upscale dining and additional entertainment. This prime location sits in between multiple high traffic casinos!

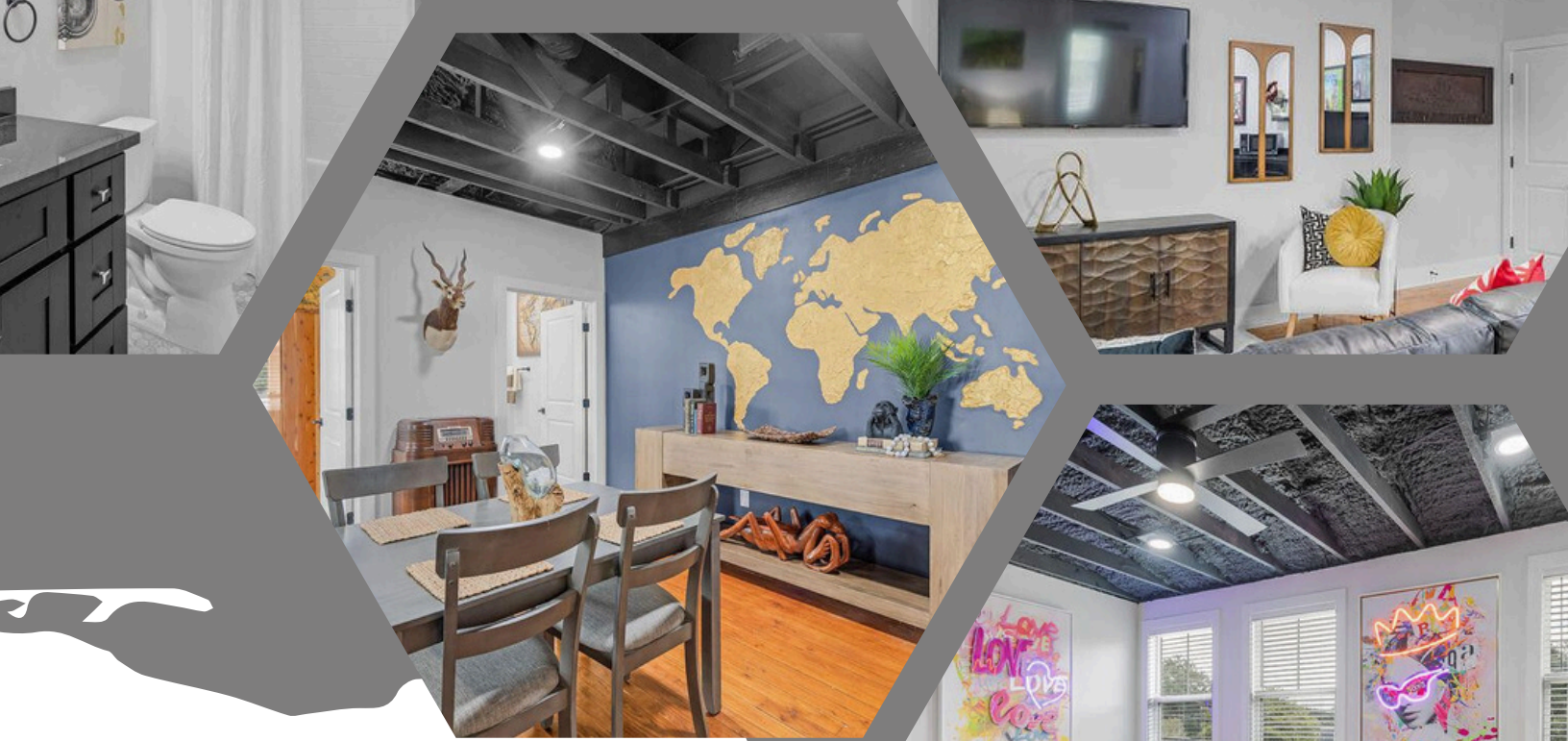
THE PROPERTY



At its heart lies the stunning main hall, once the church's sanctuary, now thoughtfully redesigned as a premier event space. With enhanced acoustics and a state-of-the-art lighting system, it's the ideal setting for live music, weddings, corporate events, and private celebrations—offering unforgettable experiences in a space filled with soul and style.



THE VENUE / EVENT



Surrounding the main venue are six unique guest suites, each with its own distinct theme—from the jazz-infused charm of New Orleans to the glitz of old Hollywood. These luxurious accommodations provide a memorable stay for guests seeking comfort, character, and creativity. The guest suites act as a hotel and have shared laundry, guest services, and other accommodations. Entertainment continues with a private game room, perfect for poker nights, casual gatherings, or unwinding in style.



GUEST SUITES / STR'S



On the commercial side of the property, The Sanctuary features eight private offices, a large shared conference room, a full kitchen, and multiple lounge areas. All offices are currently under lease, generating steady income, making this a rare opportunity to own both a destination venue and a revenue-producing business hub.



COMMERCIAL SUITES

Purchase Price: 5.5M

- *Commercial Office Rentals: \$5400 Monthly*
- *Venue Rental: \$6000 Monthly*
- *Revenue on STR'S: ~\$120,000 YTD (8/5/2025)*
- *Venue Revenue Year to Date: The venue has generated \$320,000 to date, with revenue increasing daily, and is projected to reach approximately \$700,000–\$800,000 for the year from the venue alone. (The property is currently operating at an 8–9% cap rate without including venue income, which is why the venue is being offered as a separate sale.)*



Whether you're an investor, entrepreneur, or event visionary, The Sanctuary is more than a property—it's a thriving, versatile complex that honors the past while embracing the possibilities of the future.

As a top-producing brokerage and agent,
I am committed to delivering
exceptional service and results. I take
great pride in my work and consistently
dedicate my full effort to every client. If
you are interested in The Sanctuary or
have any questions, please feel free to
contact me.

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