

The Guest House – Natchez, Mississippi

HREC Investment Advisors (“HREC IA”) is pleased to offer, to qualified investors, the opportunity to acquire the fee simple interest in The Guest House (“Property” or “Hotel”), located at 201 N Pearl Street, Natchez, MS 39120.

The Guest House is a historic downtown Natchez mansion featuring 16 distinctive guestrooms and a manager’s apartment, making it well suited for an owner-operator or bed-and-breakfast concept. The property also includes an on-site restaurant, providing an additional income stream.

Set along the Mississippi River, Natchez offers a charming, historic downtown district, with The Guest House positioned in the heart of the action. The city’s visitor economy is anchored by its exceptionally preserved antebellum residences, scenic riverfront vistas, and robust calendar of heritage events—particularly the Spring and Fall Pilgrimage seasons, historic home tours, and steady Mississippi River cruise traffic, all of which support year-round tourism activity.

Highlights

- Sixteen unique and historic guestrooms, each with local character
- Prime location in the vibrant heart of Natchez
- Established appeal among cruise and pilgrimage travelers
- Opportunity for on-site living and management to maximize efficiency
- Full-service restaurant and bar offering added guest convenience
- Fee simple interest

