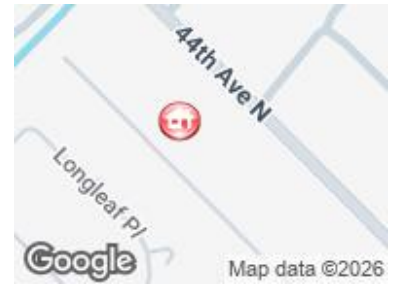


FULL DETAIL - AGENT USE



MLS # 2526739
Status ACTIVE
Asking Price \$1,398,000
Type Apartments
Class MULTI-FAMILY
Address 818 Bay St.
Address 2 831 bay st
City Myrtle Beach
State SC
Zip 29577
Zip 29577
Section/Subdivision Not within a Subdivision
Complex Name
Area 16E Myrtle Beach Area--29th Ave N to 48th Ave N



CONTACT

Type of Agency	Exclusive Right to Sell	Days On Market	246
Listing Agent	Ester Esti Simantov - Cell: 843-457-9780	Agent Hit Count	210
		Client Hit Count	23
Co-Listing Agent		Owners Name	Bay st 25 Llc
List Team		Update Date	6/18/2026 5:35 AM
Listing Office	Own Myrtle Real Estate - Office: 516-233-0601	Construction Status	Resale
Property Subject to the SC Vacation Rental Act	No	Proposed Closing Date	
HOA Contact Name & Number	esti simantov	Price Per SQFT	\$234.56
Listing Service	Full Service	Input Date	11/5/2025 9:38 PM
Unique Property Identifier		RESO Universal Property Identifier	
Floor Plans Count	0	Floor Plans Update Date	

FINANCIAL

Sale/Rent For Sale
Original Price \$1,499,000
Est. Gross Scheduled Rent
Frequency HOA Paid Does not have HOA
HOA Calculated Monthly \$0
Est. Operating Expense

GENERAL

Number of Units	9	Elementary School	Myrtle Beach Elementary School
#Efficiency		Middle School	Myrtle Beach Middle School
Efficiency-Rent Range		High School	Myrtle Beach High School
#1 Br. Units		MLS Approved Lockbox	No
1 Br. Units - Rent Range		4 Sided Lot Measurement	
#2 Br. Units	9	Approximate Year Built	1972
2 Br. Units - Rent Range	1350	Stipulation of Sale	None
#3 Br. Units		Conforming (Y/N)	Yes
3 Br. Units - Rent Range		Zoning	msf 6
#4 Br. Units		TMS/PIN#	42013040120
4 Br. Units - Rent Range		2nd TMS/PIN #	
Living Area Source	Other	3rd TMS/PIN #	
Previous Tax Map#	42013040112	Associated Document Count	1

SOLD INFORMATION

Sold Price		Contract Date	
How Sold		Closing Date	
Selling Agent		Sellers Concession	
Sell Team		Total Sq Ft	5960
Selling Office			
Total Heated Sq Ft	5960		
Sold Price Per SQFT			

AGENT TO AGENT REMARKS

Agent to Agent Remarks The agent is part of an LLC. All units are tenant-occupied, providing immediate cash flow. 818 Bay St includes 6 units (\$1,150–\$1,350/mo) and 831 Bay St includes 3 units (\$1,250–\$1,350/mo). Both properties can be purchased together from the same owner—an excellent opportunity to expand your investment portfolio with multiple income-producing assets.

PUBLIC REMARKS

Public Remarks Two fully renovated income-producing properties in a prime Myrtle Beach location. The portfolio includes a 3-unit building at 831 Bay St and a 6-unit building at 818 Bay St, each featuring 2 bedrooms and 1 bathroom per unit. All units are tenant-occupied, providing immediate cash flow. Excellent location, strong rental history, and solid long-term appreciation potential. A great opportunity to own multiple income-producing assets under one portfolio.

DRIVING DIRECTIONS

Driving Directions Take Hwy 17 Business toward downtown Myrtle Beach, turn right on 44th Ave N, then left on Bay St. Property is on the right — 818 Bay St. and 831 Bay St will be on the left

SHOWING INSTRUCTIONS

ShowingTime Instructions Call property management Danial 843-653-1720 or Luis 843-222-1228

ADDITIONAL INFO

Picture Count	39	Listing Date	11/5/2025
Display on Internet	Y	HotSheet Date	6/18/2026
Display on Realtor.com	Yes	Update Date	6/18/2026
VOW Include	Yes	Status Date	11/5/2025
VOW Address	Yes		
VOW Comment	Yes		
VOW AVM	Yes		
Last Photo Update Date			
Input Date	11/5/2025 9:38 PM		
Off Market Date			
Price Date	6/18/2026		

LOCATION

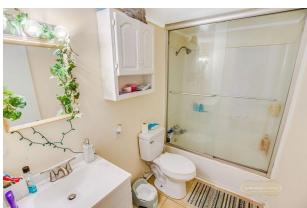
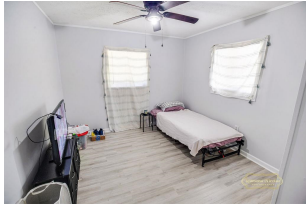
Primary School		Intermediate School	
Search By Map		Geocode Quality	Manually Placed Pin
County	Horry		

LEGAL DESCRIPTION

Legal Description Lula E Talbot; Lt 1, O A Todd; Lt 8

ADDITIONAL PICTURES





DISCLAIMER

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