

14 Condo-Hotel Units Across From the St. Simons Lighthouse Head to Online Auction

Units at St. Simons Inn by the Lighthouse sell individually, in groups or as one package representing 41% of the inn; bidding closes Nov. 3

SAINT SIMONS ISLAND, GA, UNITED STATES, October 12, 2026 /EINPresswire.com/ -- Fourteen individually deeded condo-hotel units at [St. Simons Inn](#) by the Lighthouse, a 34-unit inn directly across from the St. Simons Lighthouse in the island's Pier Village, will be sold in an online auction conducted by South Auction of Swainsboro. Bidding closes Tuesday, Nov. 3, 2026, at <https://southauctioninfo.com/st-simons-inn/>



St. Simons Inn by the Lighthouse, 609 Beachview Drive, St. Simons Island, Ga.

Buyers may bid on a single unit, assemble a group of two or three, or purchase all 14. Together, the 14 units make up 41% of the complex, giving a buyer of the full package a significant voice in how the inn is run.

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This property is a condominium-hotel — a “condotel.” Each of the building’s 34 units is individually deeded and individually owned, and each comes completely furnished.”

Joe Lanier

“It’s rare to find income-producing property this close to the lighthouse, the pier and the beach, and rarer still to find 14 units offered at once,” said Joe Lanier, auction manager for South Auction. “A buyer can start with one room or step in with a major share of the building.”

The inn operates as a condominium-hotel, or “condotel.” Each unit is a fully furnished guest room with one bathroom, owned and deeded on its own. The building runs collectively as a hotel, with nightly guests, a front

desk, daily housekeeping and a complimentary continental breakfast. Instead of a third-party management company, the homeowners association manages the property.

Rental income is split 50-50 between each owner and the association, which uses its share for staff, cleaning, maintenance and operations. Over 2024 and 2025, the units offered generated between roughly \$25,000 and \$46,000 a year each in gross rental revenue, depending on the unit. 2026 has also been a promising rental year, with average nightly rates up at 13 of the 14 units and half of them on pace to top their 2025 revenue.

The association covers utilities, Wi-Fi, cable and telephone, and any reservations on the books at closing transfer to the new owner along with their revenue. Owners may also stay in their own unit up to 30 nights a year with no lodging charge.

The inn sits on Beachview Drive within walking distance of the lighthouse and museum, the St. Simons Island Pier, Neptune Park, the beach, and Pier Village shops and restaurants. The property has an outdoor pool, private ground-level parking and elevator service to the first two floors. Units offered include king rooms and two-queen rooms on all three floors; Unit 302 is one of only two pet-friendly rooms in the Pier area.

Unit-by-unit income history is included in the auction's information packet. Detailed financial records, including tax returns and bank statements, are available to bidders who sign a confidentiality agreement. Past rental performance does not guarantee future results, and bidders are encouraged to do their own due diligence.

OPEN HOUSES AND BIDDING

Open houses will be held from 4 to 6 p.m. on Sunday, Oct. 25; Monday, Oct. 26; Sunday, Nov. 1; and Monday, Nov. 2. Units shown vary by date, and private showings are available by appointment with the auction manager.

Bidding is open now at southauction.com, where the full information packet, unit photos, floor plan and auction terms are posted. Bidding closes Tuesday, Nov. 3, 2026.

ABOUT SOUTH AUCTION

South Auction, Inc. is a licensed Georgia auction and real estate company headquartered at 338 East Main Street in Swainsboro, with additional offices in Statesboro and Adel, Ga. (GA Auction License #3022; GA Real Estate License #279973). Learn more at southauction.com or call 478-455-1861.

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