



List ID # 0001

High traffic area near downtown Port Huron

Property Information:

Address: 920 Pine Grove Avenue
Community: Downtown Port Huron
Country: United States

City: Port Huron
State: Michigan
Postal/Zip Code: 48060

Purchase Price: \$ 114,900

Lease Price: \$10/sq. ft, triple net with 36 mo. minimum

Contact Information:

Owner's Name: Vickie Ledsworth
Contact Email: vledsworth@bluewaterchamber.com

Owner's Phone: 1-800-361-0526 or 1-810-985-7101
Contact Order: Buyer Brokers Protected

Property Details:

Type: Commercial
Exterior: Brick/Stone
Drive: M-25 state highway
Front Office: 13' x 10'
Bathrooms: 2
Storage room: 13' x 13' and 7' x 7'
Heat Type: Forced Air
Central Vac: No
Sewers: Yes
Taxes: \$2,102.65
Square Footage: 1,023

Style: 1 Story
Parking: 3-4 spots; lot shared with neighboring business
of Rooms: 4
Reception/Administrative area: 26' x 10'
Conference room/office: 20' x 11'
Heat Source: Gas
Central Air: Yes
Balcony/Deck: No
Water: City
Approximate Age: 1948
Lot Size: 35' x 95'

Features of this building Include:

Large tinted windows provide excellent light; fluorescent lighting in reception area recently updated. Minimal maintenance required. New heating/ac system in 2005. Sidewalk and parking lot in excellent condition. Built-in storage cabinet and large storage area.

Property and Community Features:

Property located just 1 block south of Pine Grove Park and Port Huron Hospital on Pine Grove Avenue between Glenwood Avenue (south) and Erie Street (north); high traffic count on M-25 (Pine Grove Avenue).

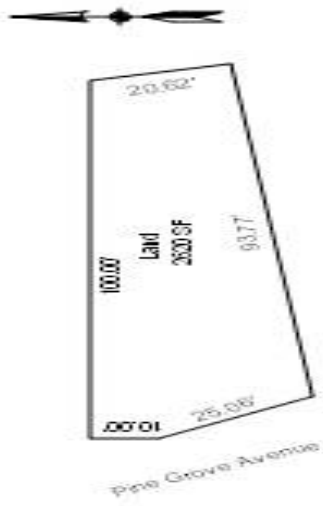
Facility has housed a flower shop and non-profit organization and could also be utilized as a legal or insurance office.

Additional Information:

Shared parking lot maintenance with neighboring business. City trash collection weekly (Tuesday a.m.)



Sketch by Apex Medina™



Approximate Drawing

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