

**1 BEDROOM APARTMENT
PLUS COMMERCIAL SPACE**

REDUCED PRICE!



PILOT

PROPERTY GROUP

**FOR SALE OR LEASE
1026 STATE STREET, PORT HURON, MI 48060**

PROPERTY OVERVIEW:

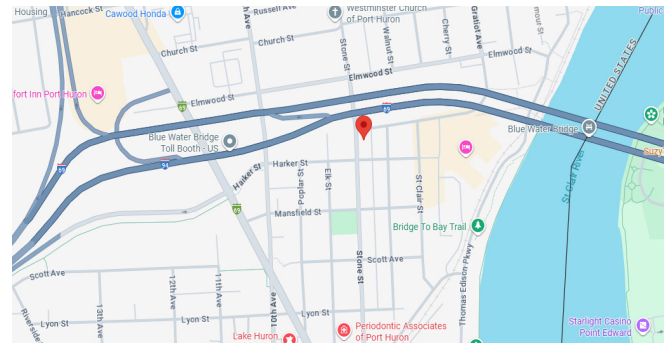
Welcome to 1026 State Street in the heart of Port Huron. A unique B1-zoned commercial property offering both functionality and flexibility.

Formerly a law office, this 2,320 SF versatile building features main-level office space with tall ceilings and a private bathroom, as well as an attached heated/cooled garage/shop area/work with 14-foot ceiling, and brand new, insulated 9x10 Garage door with wifi-enabled opener.

Upstairs, you'll find a fully renovated one-bedroom loft-style apartment, with a brand new set of Whirlpool appliances, ideal for live/work or additional rental income.

With excellent visibility, mixed-use potential, and updated interiors, this property is a rare opportunity for entrepreneurs, investors, or professionals looking to combine business and lifestyle in one prime location. Don't miss out - schedule your private showing today!

Lease Rate: **\$1,900/Month Gross**
Sale Price: ~~\$249,900~~ **\$229,900**



Property Type: **Retail/Office/Residential**
Cross Streets: **State and Stone Streets**
Total Square Footage: **2,320**
Parcel Size: **0.07 Acres**
Zoning: **B-1**
Parking Spaces: **1 Garage Space**
Property Taxes: **2025: \$3,898.47**

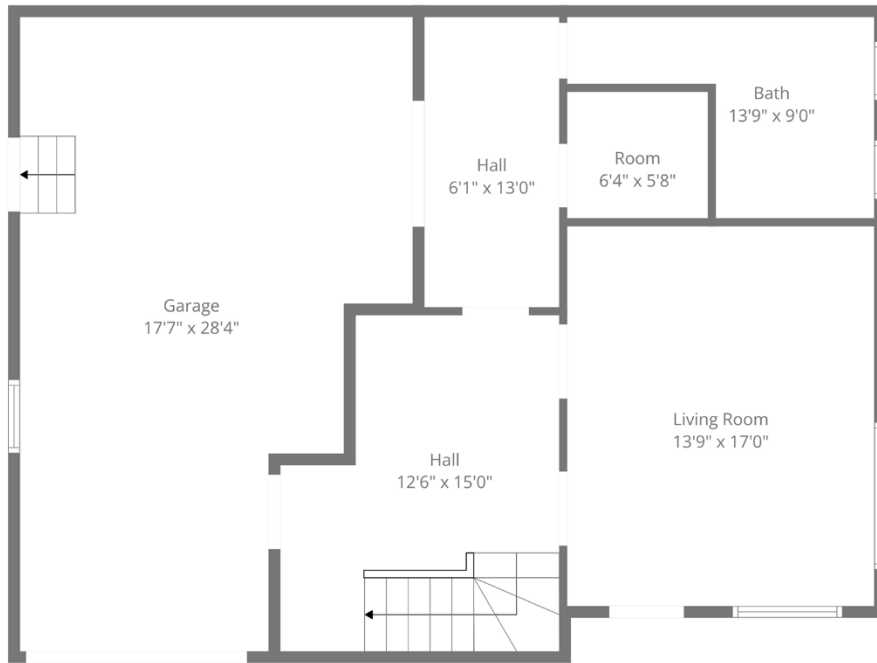
AGENT CONTACT INFO

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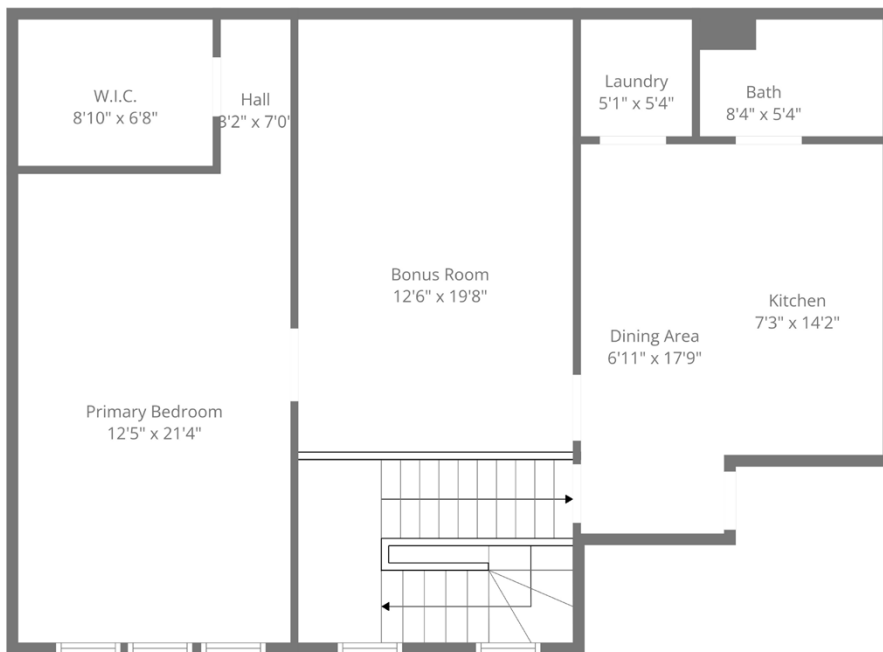
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1ST LEVEL FLOORPLAN



2ND LEVEL FLOORPLAN



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ADDITIONAL PHOTOS



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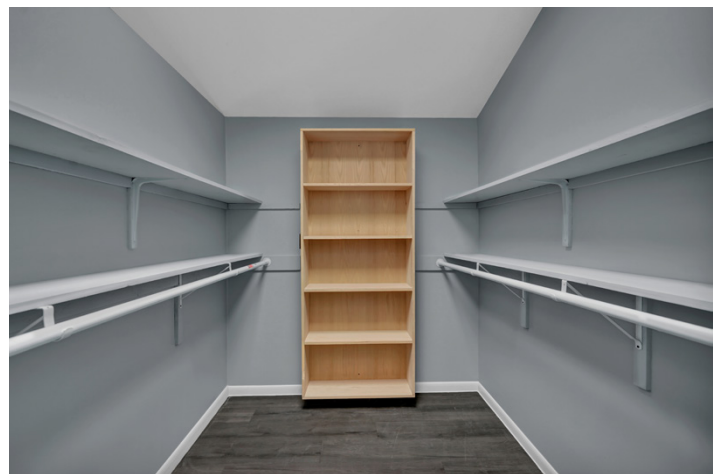
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