

PRIME DOWNTOWN COMMERCIAL CORNER



PILOT PROPERTY GROUP

102 S THIRD STREET, ST. CLAIR, MI 48079

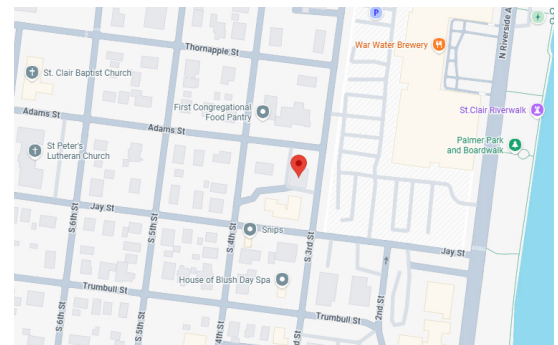
PROPERTY OVERVIEW:

Located in the heart of downtown St. Clair, 102 S Third Street offers a rare opportunity to own or lease a **commercially zoned corner-lot property** with excellent visibility and access. Situated just minutes from the St. Clair River and surrounded by established businesses, restaurants, and municipal offices, this location benefits from strong daily traffic and walkability.

The building is well-suited for a variety of commercial uses including **office, retail, professional services, or owner-user operations** (buyer to verify permitted uses). The corner location enhances signage potential and overall presence, making it ideal for businesses seeking visibility in a thriving downtown setting.

Whether you're interested in leasing, or an investor/owner-occupant, this property presents a strong opportunity to establish a foothold in one of St. Clair County's most desirable commercial districts.

Property Type:	Retail/Office
Cross Streets:	Third and Adams
Total Square Footage:	2,582
Parcel Size:	0.19 Acres
Year Built:	1953
Zoning:	DRD-G Gaslight
Parking Spaces:	8 - additional parking across the street
Property Taxes:	2025: \$5,944.43
Lease Rate:	\$18/SF Gross
Sale Price:	\$330,000.00



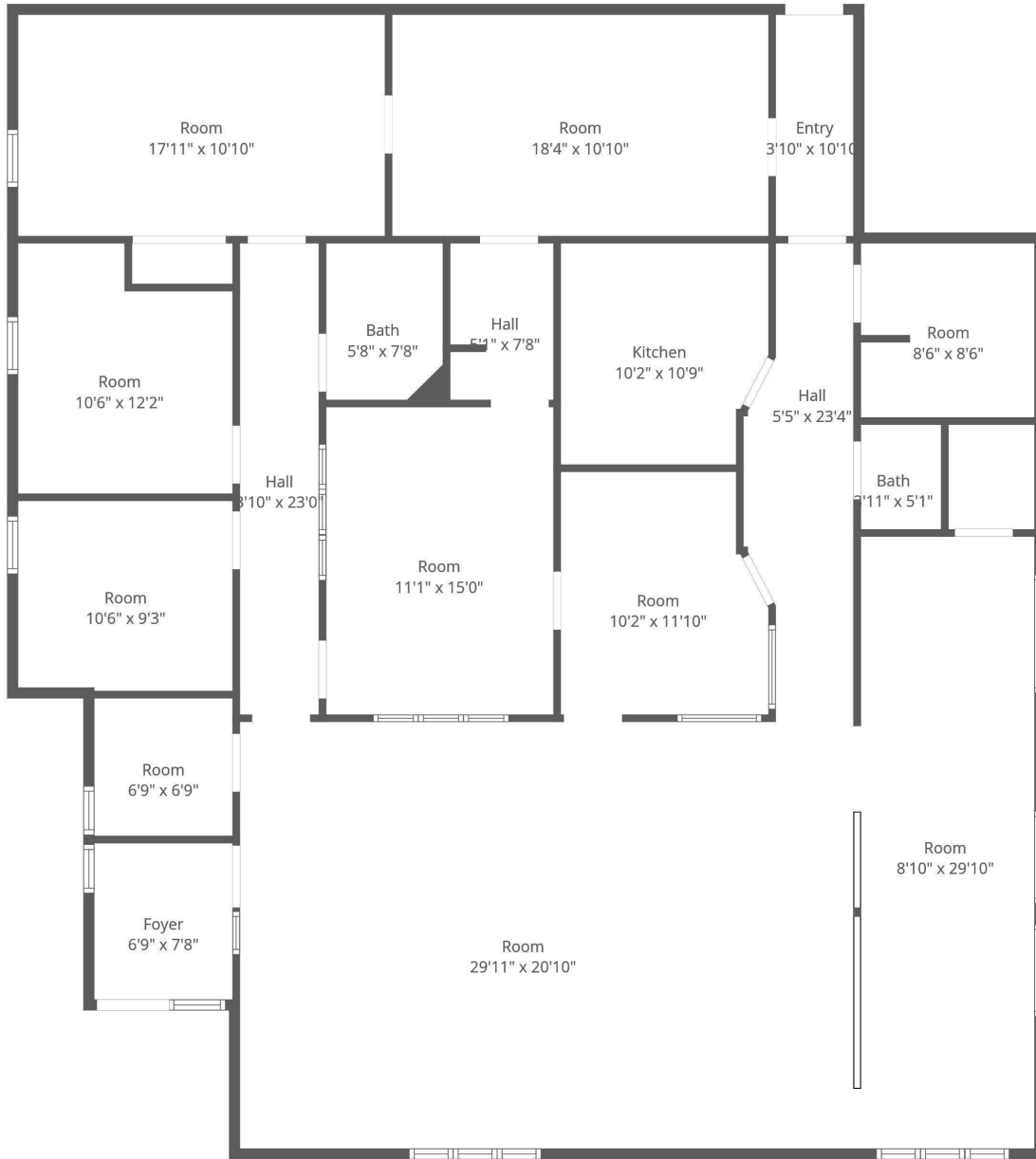
AGENT CONTACT INFO

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FLOORPLAN



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ADDITIONAL PHOTOS



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