

**1 BEDROOM APARTMENT
PLUS COMMERCIAL SPACE**



PILOT

PROPERTY GROUP

NEW HVAC, APPLIANCES AND MORE 1026 STATE STREET, PORT HURON, MI 48060

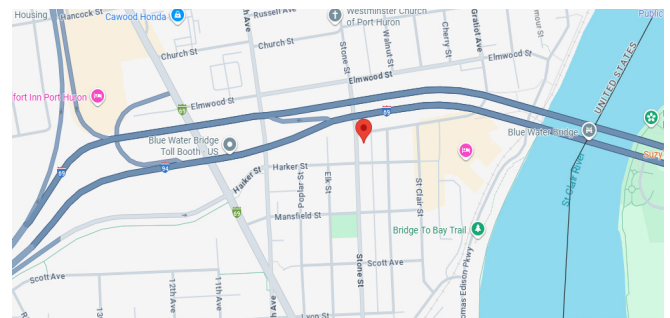
PROPERTY OVERVIEW:

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!



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
Lease Rate: \$2,500/Month Gross
Sale Price: \$249,900

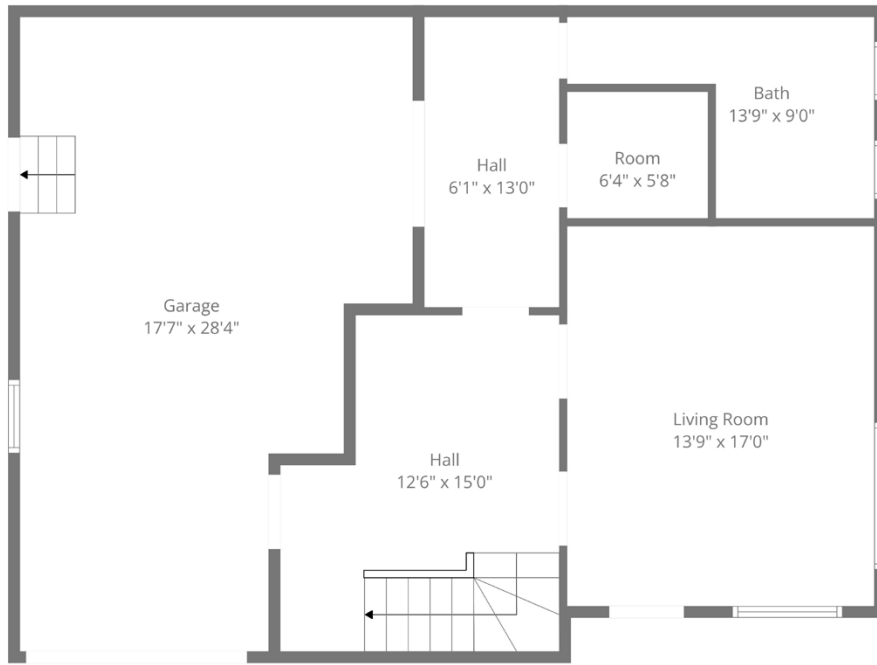
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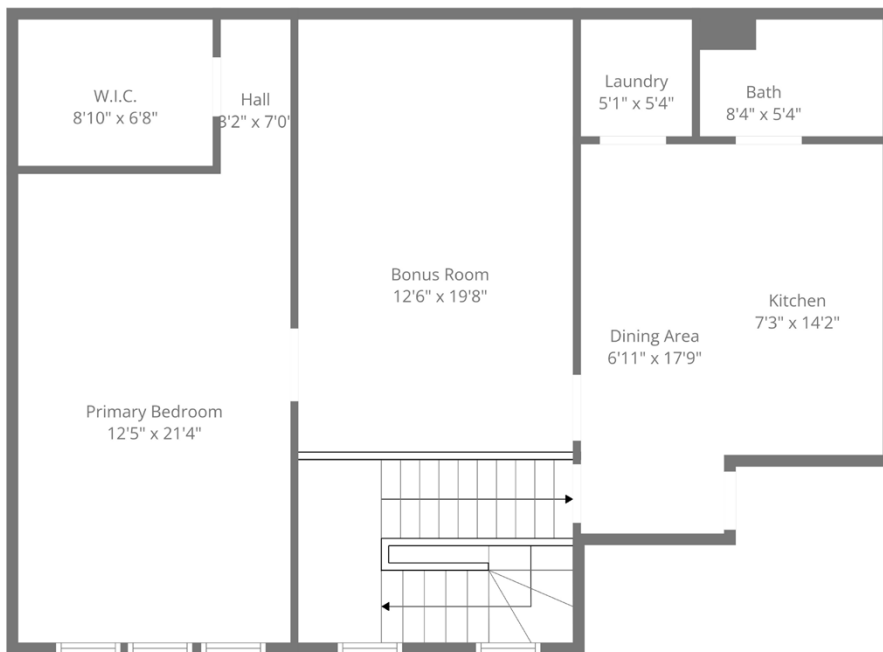
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1ST LEVEL FLOORPLAN



2ND LEVEL FLOORPLAN



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ADDITIONAL PHOTOS



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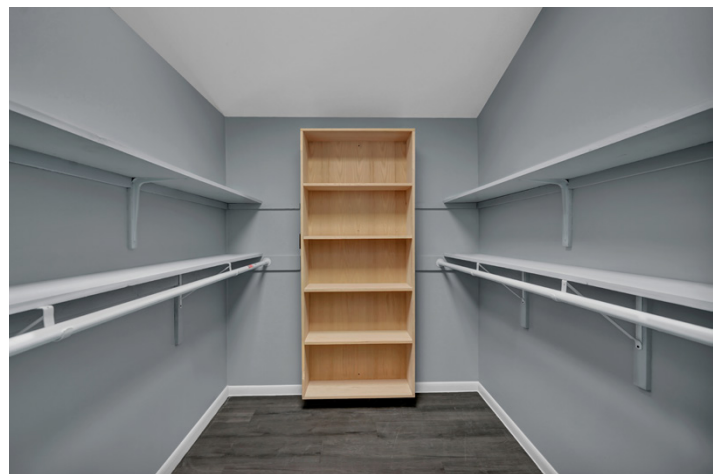
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