



**SKY**

PROPERTY GROUP


REACH HIGHER



**108 N US HIGHWAY 23, HARRISVILLE, MI , 48740**

**OFFERED AT: \$339,000**

**HIBA HAKIM (Principal Broker)**


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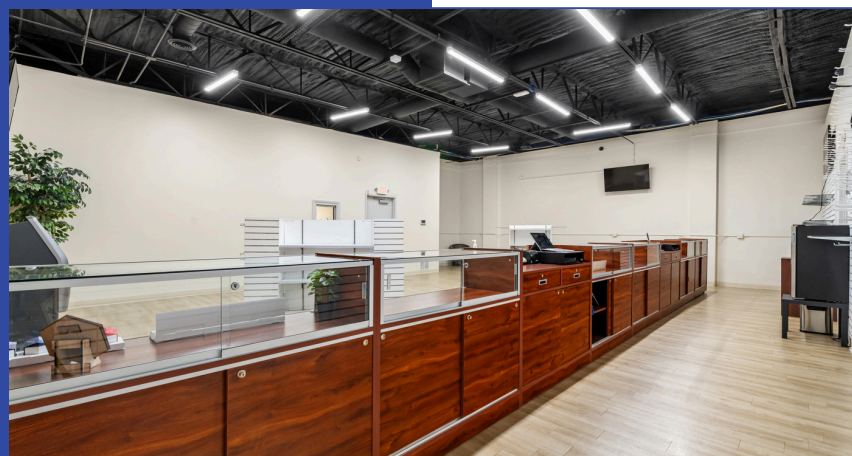
**TERRIE CLARK-NEWMAN**

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## PROPERTY DETAILS

- **3,000 SQFT retail/commercial** property on 0.27 acres
- Prime location along **North US Highway 23** in the heart of Harrisville
- **Excellent visibility and easy access** for local customers and steady seasonal traffic. Strong frontage ideal for signage and exposure
- **Turn-key** freestanding retail/office property with strong curb appeal ready for immediate occupancy
- **Recently renovated inside and out:**
  - New roof
  - Clean, modern interior
  - Updated finishes
  - Functional, versatile layout
- **Year-round tourism drivers:** just minutes from Lake Huron
  - Summer: boating, fishing, beachside activity
  - Winter: snowmobiling and scenic seasonal travel
  - Close to Harrisville State Park, enhancing traffic + visibility
- **Flexible use potential:**
  - Retail storefront
  - Professional services
  - Urgent Care, medical or wellness office
- **On-site apartment for owner occupancy**, staff housing, or additional rental income
- Rare opportunity in a charming lakeside market with strong seasonal appeal and long-term potential



108 N US HWY 23, HARRISVILLE, MI

# PROPERTY DESCRIPTION

Positioned along North US Highway 23 in the heart of Harrisville, this turn-key retail/office property offers exceptional visibility and effortless access for both local clientele and steady seasonal traffic. Recently renovated inside and out, this free-standing building offers a clean modern interior, a functional layout, a new roof, refreshed interiors, and modern finishes, making it ready for immediate occupancy. Just moments from the shores of Lake Huron, the property benefits from Harrisville's year-round appeal, drawing visitors for boating, fishing, and beachside relaxation in the summer, and snowmobiling and scenic winter escapes in the colder months. Nearby attractions like Harrisville State Park further enhance consistent traffic and visibility. The flexible layout and strong frontage accommodate a wide range of uses, from boutique retail and professional services to medical offices or wellness concepts. An on-site apartment adds valuable versatility, ideal for owner occupancy or supplemental income. A rare opportunity to own a highly visible, adaptable property in a charming lakeside community known for its natural beauty and seasonal vibrancy.

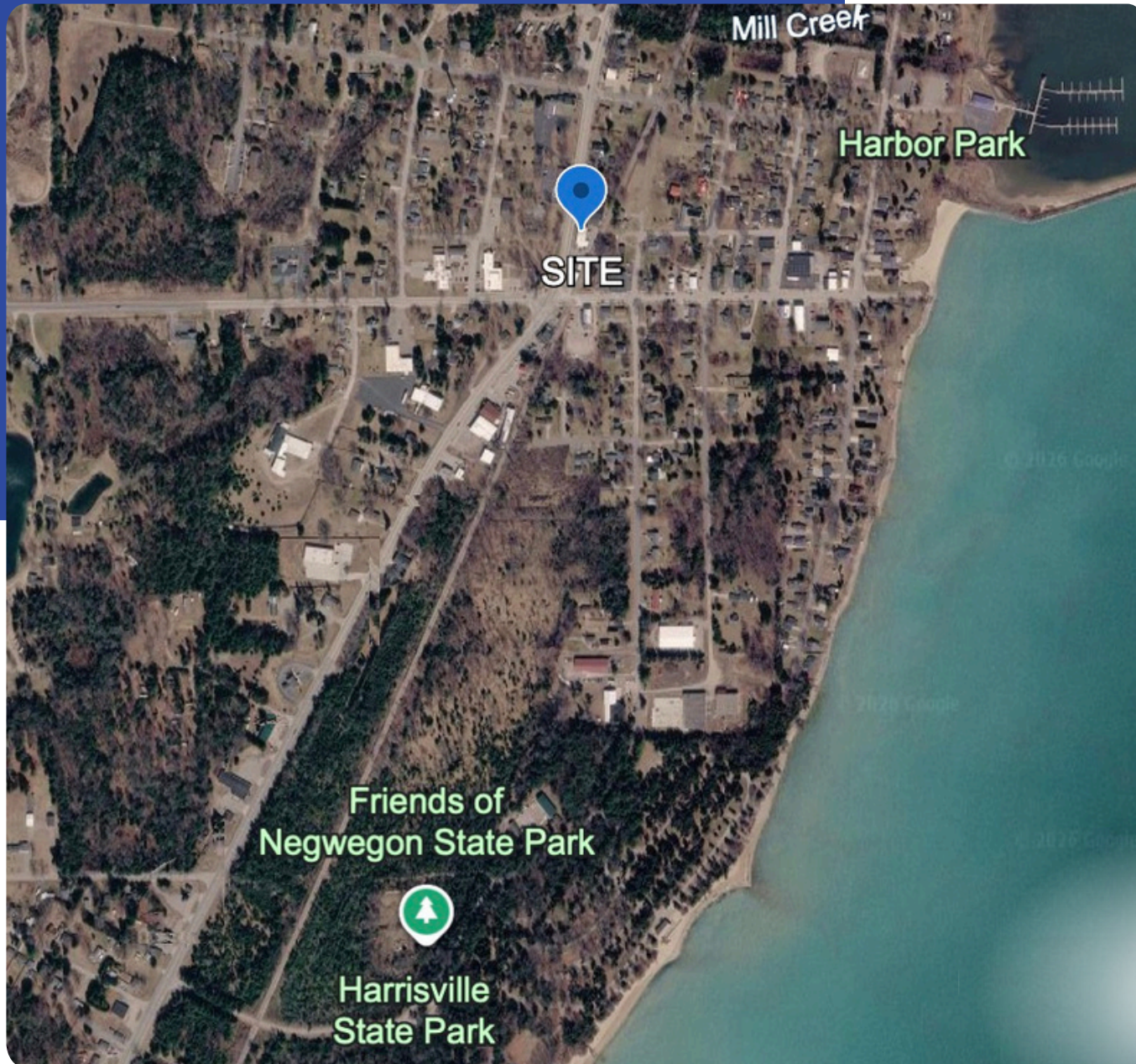
## Lake Huron



Sky Property Group | 1700 W Big Beaver Rd, #130, Troy, MI

108 N US HWY 23, HARRISVILLE, MI

# AERIAL MAP



108 N US HWY 23, HARRISVILLE, MI

# ADDITIONAL INTERIOR PHOTOS



108 N US HWY 23, HARRISVILLE, MI

# ON-SITE APARTMENT PHOTOS



# LISTING AGENT'S



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