


SIGNATURE ASSOCIATES
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# Medical For Sale or Lease

**Property Name:**
**Location:** 1641 10th Street
**City, State:** Port Huron/Twp., MI
**Cross Streets:** Oak Street
**County:** St. Clair

## BUILDING SIZE / AVAILABILITY

| | | | | | |
|---|---|---|---|---|---|
| **Total Building Sq. Ft.:** | 4,000 | **Total Available Sq. Ft.:** | 4,000 | **Class:** | B |
| **Typical Floor Plate:** | 4,000 | **Min / Max Cont. Sq. Ft.:** | 4,000 / 4,000 | **No. of Floors:** | 1 |

## PROPERTY INFORMATION

| | | | |
|---|---|---|---|
| **Zoning:** | C-1 | **Parking:** | Ample |
| **Exterior Construction:** | N/A | **Power:** | Ample |
| **Structural System:** | N/A | **Security Systems:** | No |
| **Roof:** | N/A | **Restrooms:** | Yes |
| **Floors / Covering:** | N/A / N/A | **Sprinklers:** | Yes |
| **Heating:** | Yes | **Signage:** | N/A |
| **Air-Conditioning:** | Yes | **Delivery Area:** | N/A |
| **Ceiling Height:** | 9' | **Date Available:** | Immediate |
| **Year Built:** | 1999 | **Acreage:** | 0.18 |

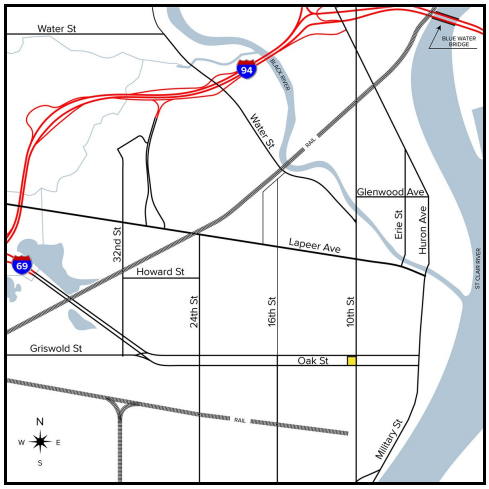
**Current Tenants:**

## PRICING INFORMATION

| | | | | | |
|---|---|---|---|---|---|
| **Lease Rate:** | $12.00 NNN | **Rentable/Usable:** | N/A | **Lease Term:** | N/A |
| **Sale Price:** | $599,000 ($149.75/sqft) | **Total Taxes:** | $19,098.36 (2024/25) | **Impr Allowance:** | N/A |
| **Options:** | N/A | **Parcel #:** | 06-743-1125-000 | **Deposit:** | N/A |

**Tenant Responsibility:**

**Comments:** Highly visible, freestanding medical office building adjacent to Walgreens. 12 exam rooms, lab, x-ray room. Efficient layout and patient flow.




**Broker:** **SIGNATURE** ASSOCIATES

**Agent(s):**
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Information is subject to verification and no liability for errors or omissions is assumed. Price and terms are subject to modification.