



**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

<b>Total Building Sq. Ft.:</b> 4,000	<b>Total Available Sq. Ft.:</b> 4,000	<b>Class:</b> B
<b>Typical Floor Plate:</b> 4,000	<b>Min / Max Cont. Sq. Ft.:</b> 4,000 / 4,000	<b>No. of Floors:</b> 1

### PROPERTY INFORMATION

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

**Current Tenants:**

### PRICING INFORMATION

<b>Lease Rate:</b> \$18.00 NNN	<b>Rentable/Usable:</b> N/A	<b>Lease Term:</b> N/A
<b>Sale Price:</b> \$682,000 (\$170.50/sqft)	<b>Total Taxes:</b> \$19,098.36 (2024/25)	<b>Impr Allowance:</b> N/A
<b>Options:</b> N/A	<b>Parcel #:</b> 06-743-1125-000	<b>Deposit:</b> 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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