



**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

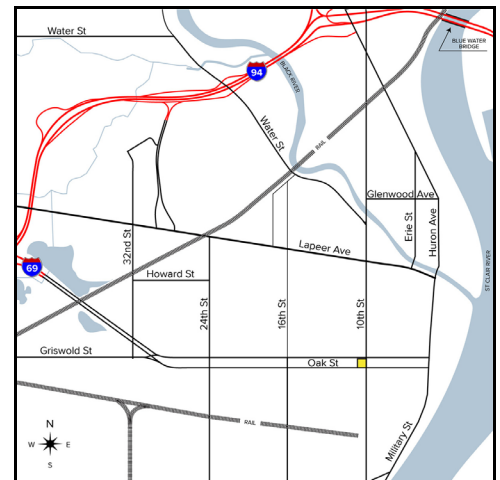
Current Tenants:

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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