

**MULTI-TENANT  
STRIP CENTER**

**HARBOR  
FREIGHT**



**BUFFALO  
WILD  
WINGS**



**BIRCHWOOD MALL**

**Culver's**

**Olive  
Garden**  
ITALIAN KITCHEN



**24th Ave**

# PILOT

PROPERTY GROUP

## FULLY LEASED INVESTMENT 3944-3954 24TH AVENUE, PORT HURON, MI 48060

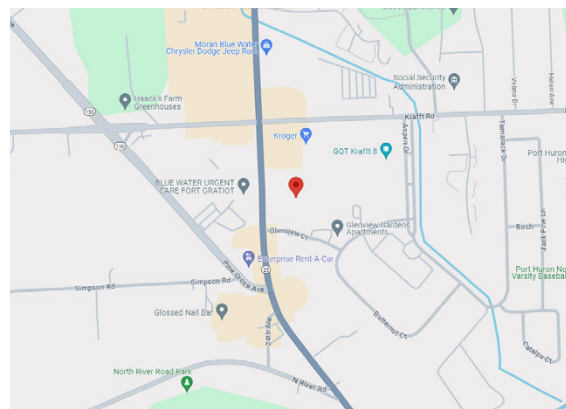
### PROPERTY OVERVIEW:

Fully leased 7,930 SF multi tenant strip center located along a busy commercial corridor in Port Huron.

Zoned C-1, the property features four tenants, separate utilities, and 30+ on site parking spaces, offering a stabilized investment with reduced landlord expense exposure.

Excellent visibility and access in an established trade area make this a solid long term retail asset.

|                       |                                       |
|-----------------------|---------------------------------------|
| Property Type:        | Retail                                |
| Cross Streets:        | South of Krafft Road, off 24th Avenue |
| Total Square Footage: | 7,930                                 |
| Lot Size:             | 0.7 Acres                             |
| Parcel Size:          | 120' x 180'                           |
| Year Built:           | 1998                                  |
| Zoning:               | C-1                                   |
| Heat Type:            | Natural Gas FA                        |
| Parking Spaces:       | 30+                                   |
| Property Taxes:       | 2025: \$15,179                        |
| Sale Price:           | \$900,000                             |



### AGENT CONTACT INFO

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## RENT ROLL

### RENT ROLL EXPENSE BREAKDOWN

Sale Price: \$900,000.00

|          | Sq Ft | PSF     | Inception | Expiration | Monthly    | Annual       | Lease Type |
|----------|-------|---------|-----------|------------|------------|--------------|------------|
| Tenant 1 | 2,400 | \$13.00 | 9/23      | 9/26       | \$2,600.00 | \$31,200.00  | NNN        |
| Tenant 2 | 2,400 | \$11.40 | 4/26      | 4/29       | \$2,280.00 | \$27,360.00  | NNN        |
| Tenant 3 | 1,200 | \$11.65 | 9/25      | 8/30       | \$1,165.00 | \$13,980.00  | NNN        |
| Tenant 4 | 1,830 | \$16.25 | 11/24     | 5/30       | \$2,477.92 | \$29,735.04  | Gross      |
|          |       | 7,830   |           |            | \$8,522.92 | \$102,275.04 |            |

|                                     | Monthly           | Annually           |        |
|-------------------------------------|-------------------|--------------------|--------|
| Total Current Gross Income          | \$8,522.92        | \$102,275.04       |        |
| Taxes                               | (\$1,291.67)      | (\$15,500.00)      | \$1.98 |
| Insurance                           | (\$466.67)        | (\$5,600.00)       | \$0.72 |
| CAM's                               | (\$1,508.33)      | (\$18,100.00)      | \$2.31 |
| Total Expenses                      | (\$3,266.67)      | (\$39,200.00)      | \$5.01 |
| <b>Current Net Operating Income</b> | <b>\$5,256.25</b> | <b>\$63,075.04</b> |        |
| <b>Current Taxable Value:</b>       | \$264,541.00      |                    |        |
| <b>Cap Rate:</b>                    | 7.0%              |                    |        |

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*ADDITIONAL PHOTOS*



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