



Historic Character - Modern Opportunity!
MIXED USE COMMERCIAL & RESIDENTIAL BUILDINGS
802-812 Lapeer Ave, Port Huron, MI 48060



AGENT CONTACT INFO

JON WRIGHT O: 586.254.0900 • C: 810.858.7184 • jwright@pilotpg.com

TOM BLOUNT O: 586.254.0900 • C: 810.358.2992 • tom@pilotpg.com

Offices in Sterling Heights and Port Huron to serve you
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PROPERTY GROUP

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PROPERTY SUMMARY

802-812 Lapeer Ave, Port Huron, MI 48060

A rare opportunity to own a fully renovated historic property in Port Huron featuring five commercial units and four upper-level residential units. With three commercial spaces currently vacant, ranging from approximately 750–2,640 SF, this property is ideal for an owner-occupant looking to operate their business while generating rental income from additional units.

A large rear storage garage adds even more versatility and value. Located near St. Clair County Community College, this property offers a unique combination of historic character, modern renovation, income potential, and an excellent Port Huron location.

Property Type: Mixed Use - Retail/Office/Residential
Cross Streets: South side of Lapeer Ave at 8th Street
Total Square Footage: 10,900
Minimum SF Available: 750
Maximum SF Available: 2,640
Lot Size: 0.48
Parcel Size: 160 x 130
Year Built: 1889
Zoning: CBD - Central Business District
Heat Type: Natural GFA
Parking Spaces: 27
Property Taxes:\$16,530.63 Annually

Lease Rate:\$13-\$15/SF Gross

Sale Price:\$1,100,000.00



802A - Commercial 940 SF - Vacant
804A - Commercial 950 SF - Vacant
806A - Commercial 750 SF - Vacant
808A - Commercial 800 SF - Leased
810A - Commercial 1,480 SF - Leased
812A - Commercial 1,850 SF - Leased

802B - Residential 992 SF - Leased
804B - Residential 930 SF - Leased
806B - Residential 1,585 SF - Leased
812B - Residential 924 SF - Leased

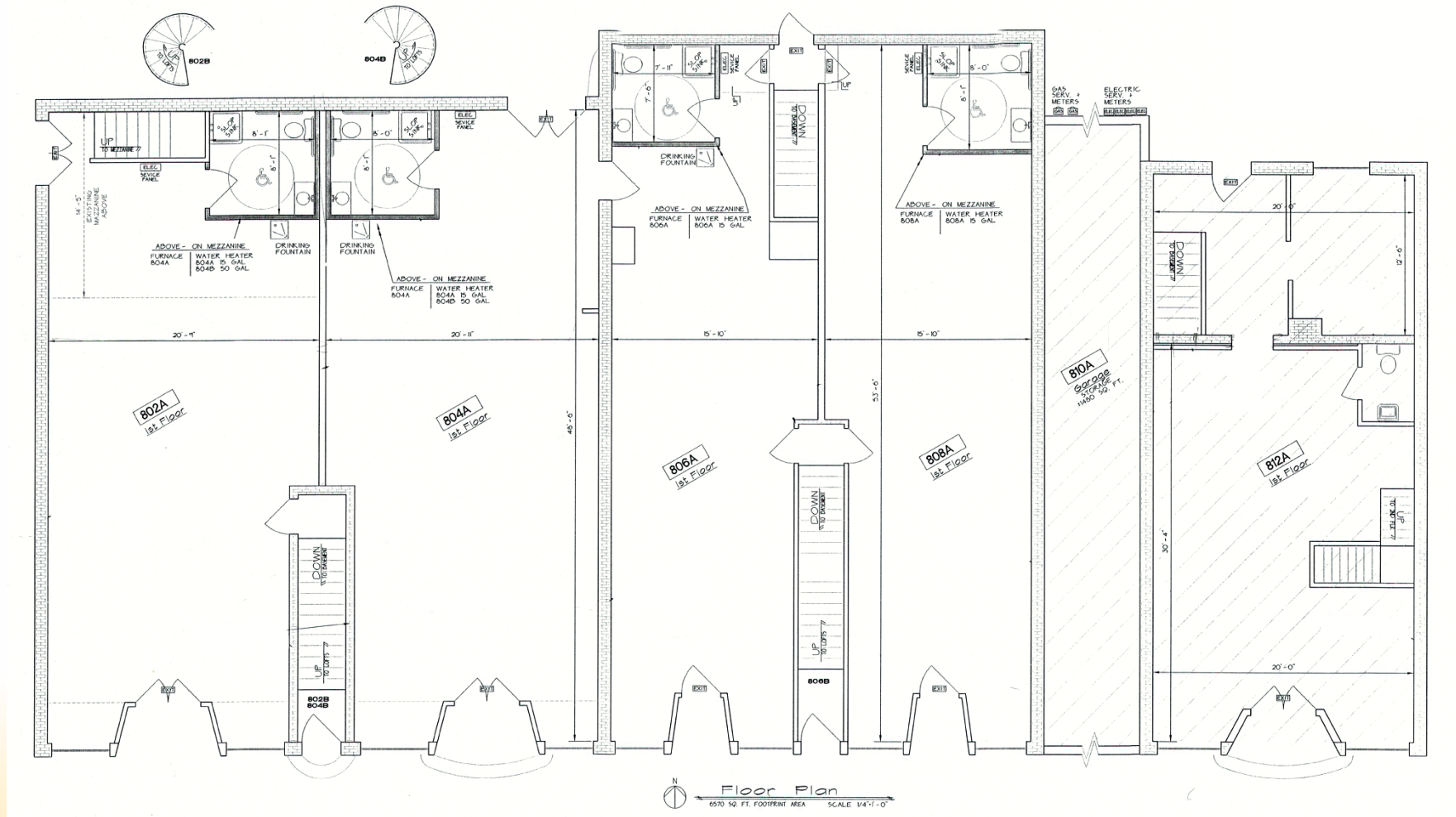
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FIRST FLOOR PLAN



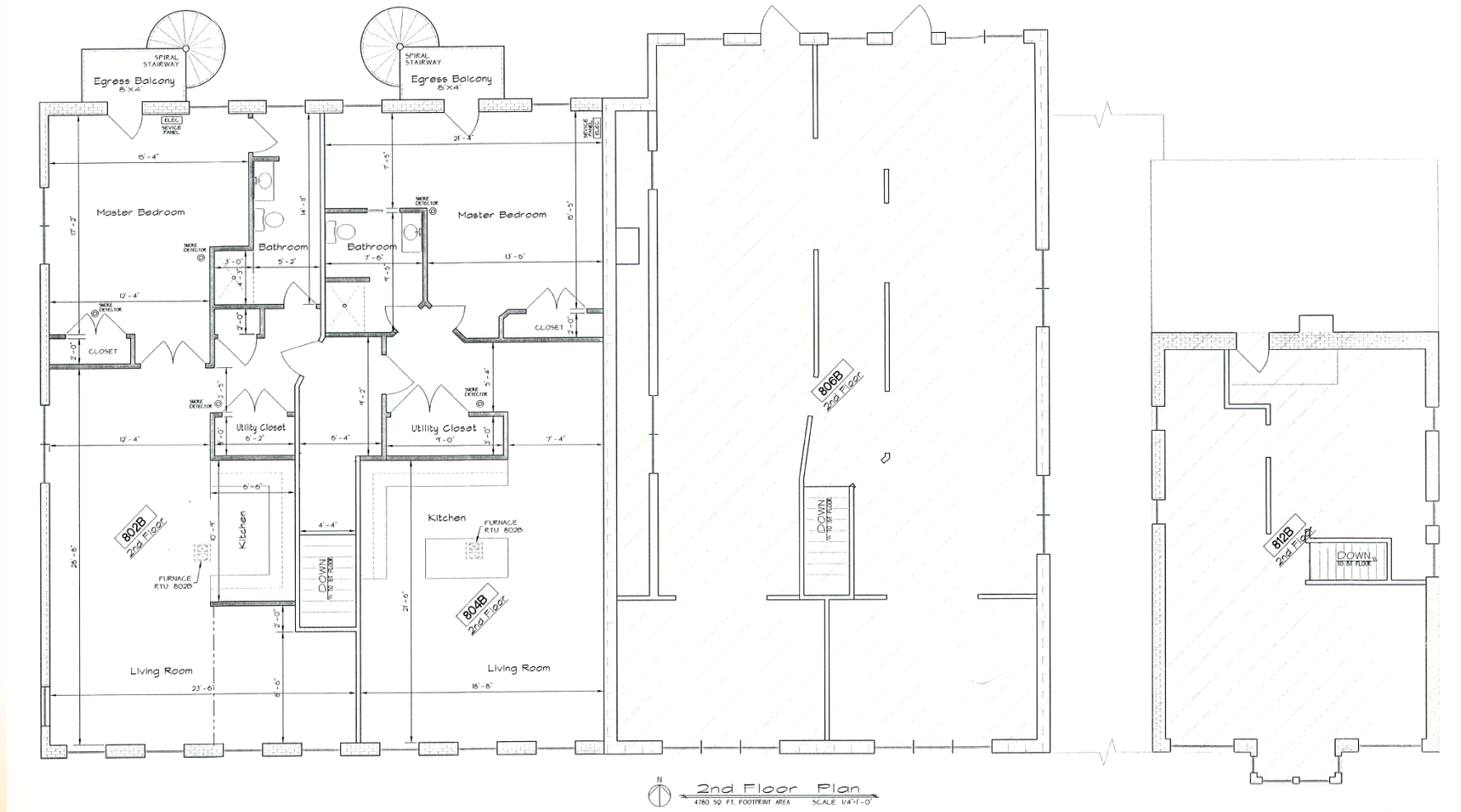
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SECOND FLOOR PLAN



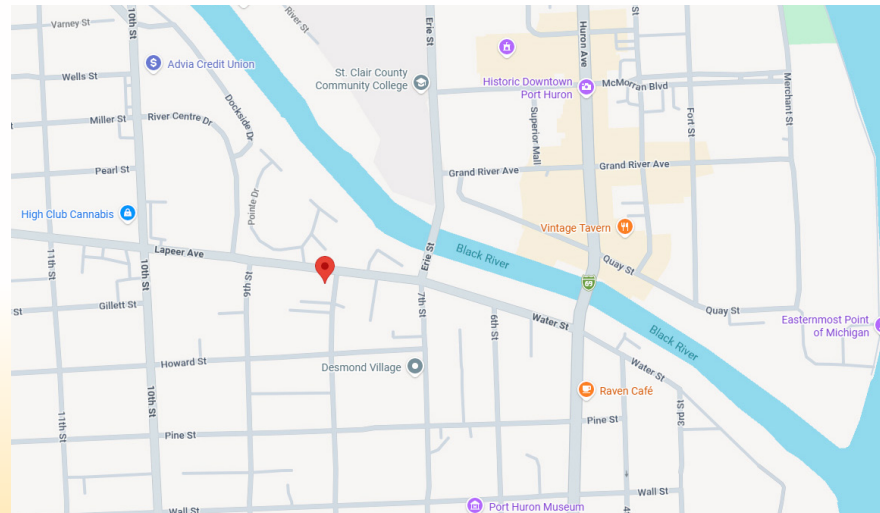
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COMMERCIAL GALLERY

802A



804A



806A



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COMMERCIAL GALLERY

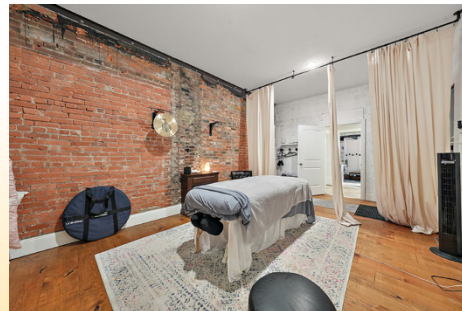
808A



810A



812A



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RESIDENTIAL GALLERY

802B



806B



812B



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