

FREE STANDING OFFICE/RETAIL BUILDING

PRICE REDUCED!



**PILOT**  
PROPERTY GROUP

**FORMER GYM FOR SALE OR LEASE  
1306 S. CARNEY DR., ST. CLAIR, MI 48079**

**PROPERTY OVERVIEW:**

- Clean updated space.
- 2 Floors with elevator.
- Open layout.
- Many possible retail, office, and medical uses.
- Fully finished basement with two large offices, washer and dryer room and separate women and men locker rooms with showers

Property Type: ..... Office/Retail

Cross Streets: ..... West side of Carney, South of Fred Moore Hwy.

Total Square Footage: ..... 3,500

Parcel Size: ..... 0.32 Acres

Parcel ID: ..... 07-055-0041-010

Zoning: ..... C-2 General Business

Parking Spaces: ..... 15

Lease Rate: ..... \$10.00/SF

Lease Type: ..... NNN

Sale Price: ..... ~~\$420,000~~ \$399,000



**AGENT CONTACT INFO**

JUSTIN FRANCEK O: 586.254.0900 x124 • C: 586.227.9515 • [justin@pilotpg.com](mailto:justin@pilotpg.com)

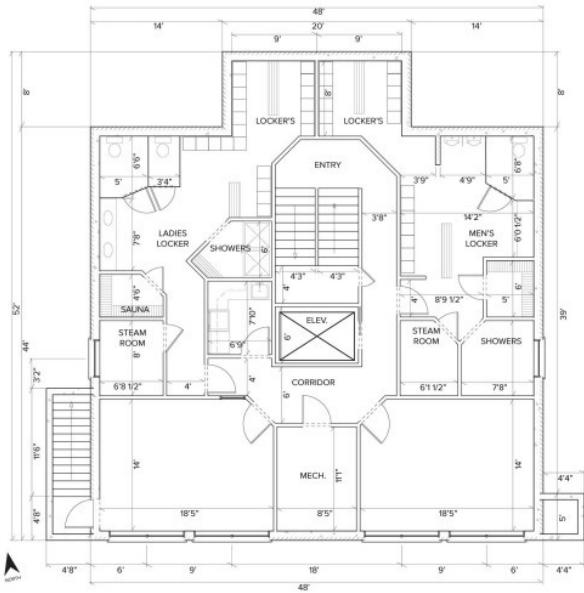
TOM BLOUNT O: 586.254.0900 • C: 810.358.2992 • [tom@pilotpg.com](mailto:tom@pilotpg.com)

*Matching the right people to the right place.*

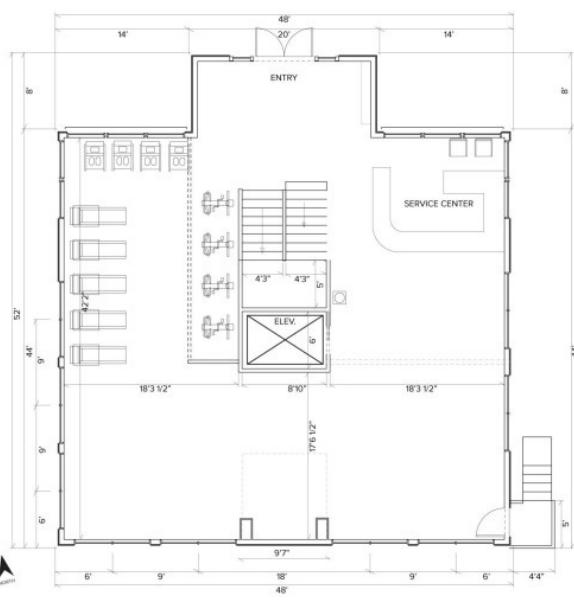
*Offices in Sterling Heights and Port Huron to serve you  
586.254.0900 • [www.pilotpg.com](http://www.pilotpg.com)*

## FLOOR PLANS

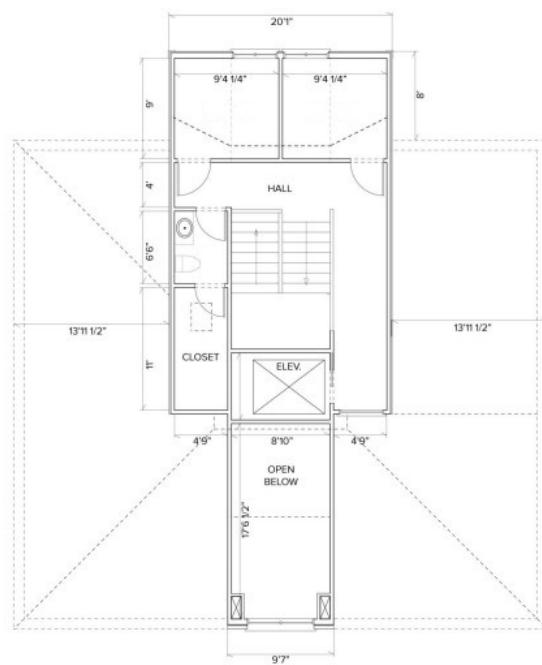
Lower Level



First Floor



Second Floor



*Matching the right people to the right place.*

Offices in Sterling Heights and Port Huron to serve you  
586.254.0900 • [www.pilotpg.com](http://www.pilotpg.com)

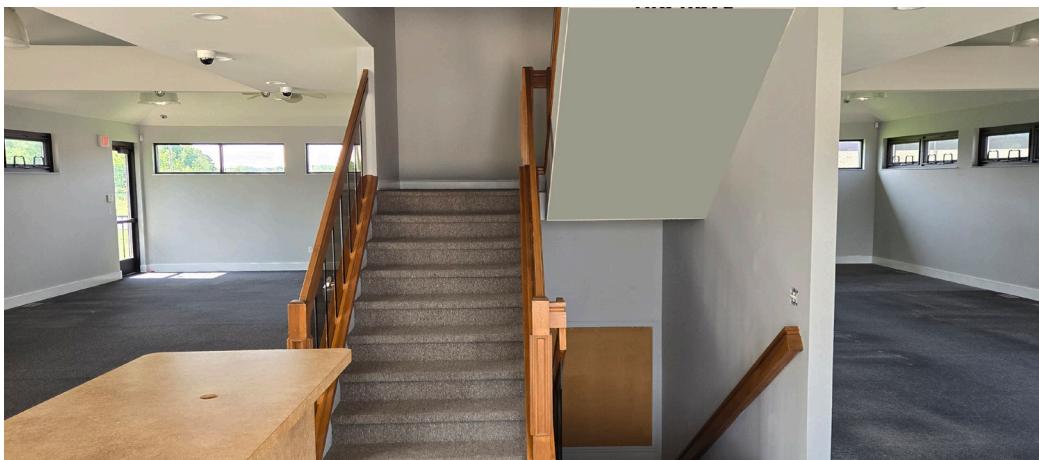
**ADDITIONAL PHOTOS**



*Matching the right people to the right place.*

Offices in Sterling Heights and Port Huron to serve you  
586.254.0900 • [www.pilotpg.com](http://www.pilotpg.com)

**ADDITIONAL PHOTOS**



*Matching the right people to the right place.*

Offices in Sterling Heights and Port Huron to serve you  
586.254.0900 • [www.pilotpg.com](http://www.pilotpg.com)

**ADDITIONAL PHOTOS**



*Matching the right people to the right place.*

Offices in Sterling Heights and Port Huron to serve you  
586.254.0900 • [www.pilotpg.com](http://www.pilotpg.com)