

**1 BEDROOM APARTMENT
PLUS COMMERCIAL SPACE**

REDUCED PRICE!



PILOT

PROPERTY GROUP

NEW HVAC, APPLIANCES AND MORE 1026 STATE STREET, PORT HURON, MI 48060

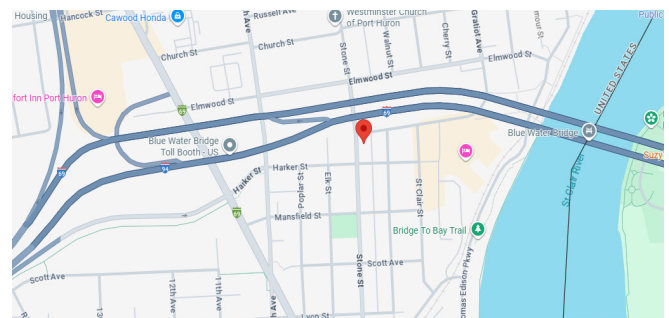
PROPERTY OVERVIEW:

Welcome to 1026 State Street in the heart of Port Huron. A unique B1-zoned commercial property offering both functionality and flexibility.

Formerly a law office, this 2,320 SF versatile building features main-level office space with tall ceilings and a private bathroom, as well as an attached heated/cooled garage/shop area/work with 14-foot ceiling, and brand new, insulated 9x10 Garage door with wifi-enabled opener.

Upstairs, you'll find a fully renovated one-bedroom loft-style apartment, with a brand new set of Whirlpool appliances, ideal for live/work or additional rental income.

With excellent visibility, mixed-use potential, and updated interiors, this property is a rare opportunity for entrepreneurs, investors, or professionals looking to combine business and lifestyle in one prime location. Don't miss out - schedule your private showing today!



| | |
|-----------------------|---------------------------------------|
| Property Type: | Retail/Office/Residential |
| Cross Streets: | State and Stone Streets |
| Total Square Footage: | 2,320 |
| Parcel Size: | 0.07 Acres |
| Zoning: | B-1 |
| Parking Spaces: | 1 Garage Space |
| Property Taxes: | 2025: \$3,898.47 |
| Sale Price: | \$299,900 \$279,900 |

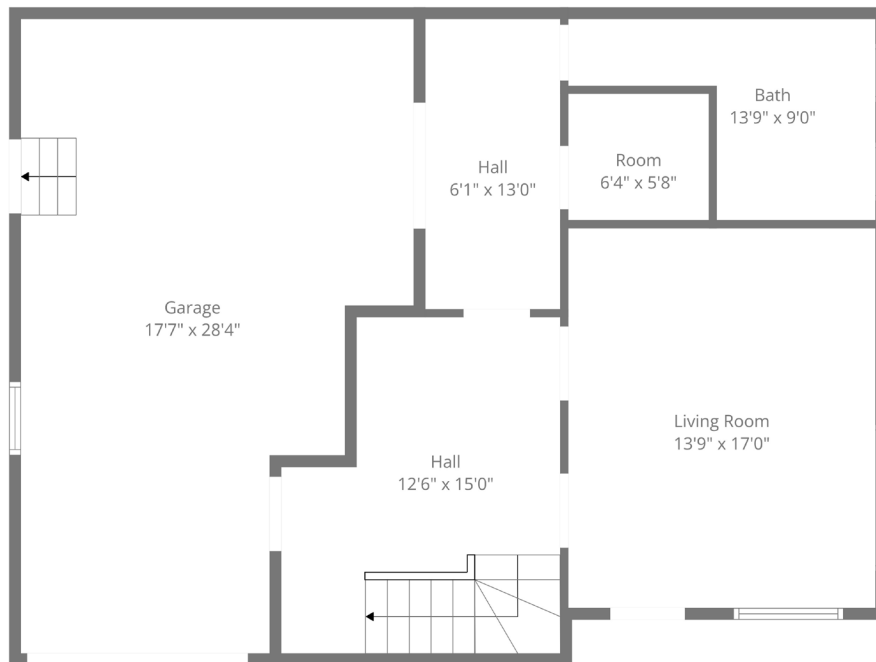
AGENT CONTACT INFO

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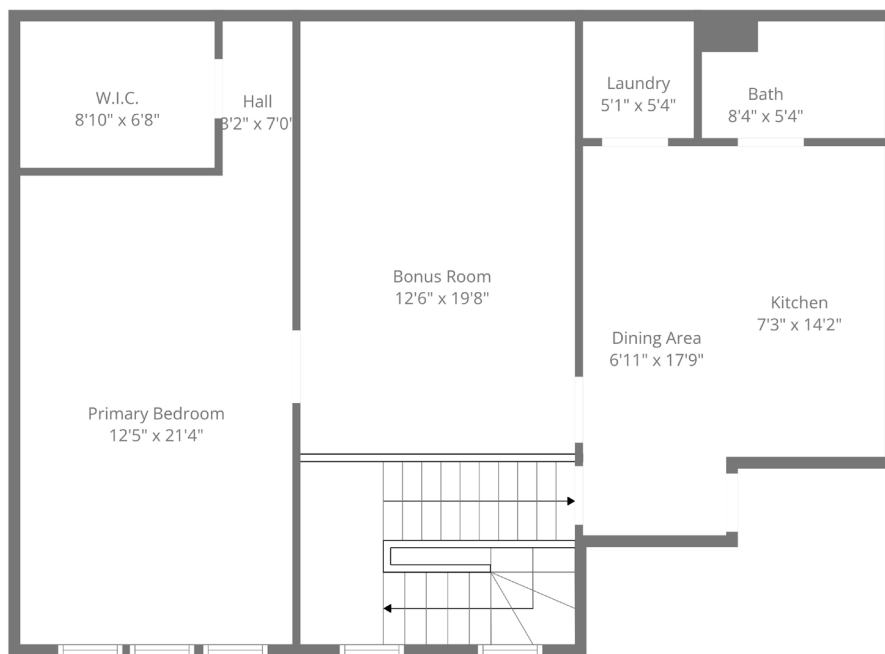
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1ST LEVEL FLOORPLAN



2ND LEVEL FLOORPLAN



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ADDITIONAL PHOTOS



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