

LAPEER ROAD FRONTAGE
• 4 BUILDINGS •
INCOME OPPORTUNITY



PILOT
PROPERTY GROUP

3350-3356 LAPEER ROAD, PORT HURON, MI 48060

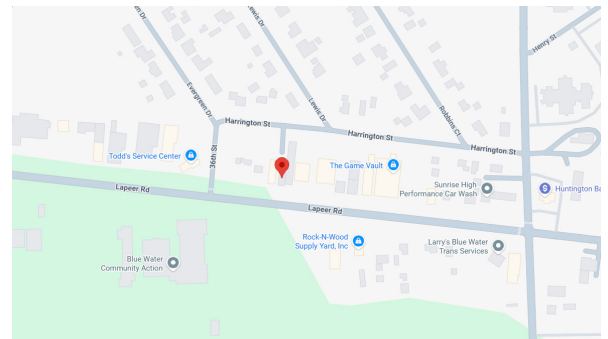
PROPERTY OVERVIEW:

Situated along highly visible **Lapeer Road in Port Huron Township**, this versatile property offers a unique blend of retail, service, and storage space across four separate buildings. **Building 1:** A 2,340 sq. ft. service garage with a retail storefront (occupied). **Building 2:** A two-story, 4,260 sq. ft. structure providing flexible space for offices, retail, or mixed-use opportunities (upstairs occupied). **Building 3:** A dedicated 2,030 sq. ft. retail space, perfect for small businesses or additional tenant income (vacant). **Building 4:** A 3,480 sq. ft. heated utility building featuring radiant heat, suitable for storage, workshop, or light industrial applications (occupied).

With strong visibility, multiple income streams, and two tenants already in place, this property is well-suited for an owner-occupant seeking on-site income or an investor looking for a property with immediate revenue potential.

Contact the listing broker for additional details and showing arrangements.

Property Type:	Retail & Service Garage
Cross Streets:	North side of Lapeer, West of 32nd St
Total Square Footage:	12,110
Minimum Square Footage:	4,160
Lot Size:	114' x 247'
Parcel Size:	30.056 SF
Year Built:	1964
Zoning:	B-3
Property Taxes:	\$6,760.73
Heat Type:	GFA
Power:	220 AMP
Ceiling Height:	8 ft
Lease Rate:	\$8.00 PSF/Gross
Sale Price:	\$550,000



AGENT CONTACT INFO

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FLOORPLANS

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ADDITIONAL PHOTOS



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