

OFFICE PROPERTY // FOR SALE

PRICE REDUCED! 70,968 SF OFFICE BUILDING IN DOWNTOWN PORT HURON

511 FORT ST

PORT HURON, MI 48060



- 70,968 SF, 6-story office building
- Abundant natural light throughout the building
- Magnificent views of the St Clair River
- Zoned CBD for versatile use
- Prime location in Port Huron
- Ample parking for employees and visitors
- Modern amenities and infrastructure
- Fantastic opportunity for residential conversion
- Motivated seller!



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EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$1,199,000
Building Size:	70,968 SF
Lot Size:	1.02 Acres
Price / SF:	\$16.89
Year Built:	1968
Renovated:	2010
Zoning:	CBD
Market:	Port Huron
Submarket:	St Clair & Lapeer Counties
Traffic Count:	1,735

PROPERTY OVERVIEW

70,968 SF office building located in Downtown Port Huron; close to St. Clair River with amazing views of the river and Blue Water Bridge. 6-story building with a restaurant on the 6th floor. Situated on a 1.02-acre lot, which is conveniently located next to the courthouse, library, administrative building, Port Huron Yacht Club, bars, restaurants, and more. The mechanicals in the building have been maintained. This is a fantastic opportunity for a residential conversion, with a potential for local and state grant money. Additional parking for sale next door.

LOCATION OVERVIEW

Nestled in the heart of Port Huron, MI, this area is surrounded by an array of conveniences and attractions. Just moments away from the beautiful Blue Water Bridge, the property offers easy access to shopping, dining, and entertainment options. Enjoy the nearby scenic River Walk and the picturesque views of the St. Clair River. This bustling area is also in close proximity to historic downtown Port Huron, providing a charming and dynamic setting for your office space. Experience the perfect blend of business and leisure in this sought-after location.

PROPERTY HIGHLIGHTS

- 70,968 SF, 6-story office building
- Abundant natural light throughout the building
- Magnificent views of the St Clair River

511 FORT ST, PORT HURON, MI 48060 // FOR SALE

PROPERTY DETAILS

Sale Price	\$1,199,000
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LOCATION INFORMATION

Street Address	511 Fort St
City, State, Zip	Port Huron, MI 48060
County	Saint Clair
Market	Port Huron
Sub-market	St Clair & Lapeer Counties
Cross-Streets	Fort St & McMorran
Side of the Street	West
Road Type	Paved
Market Type	Large
Nearest Highway	I-94

BUILDING INFORMATION

Building Size	70,968 SF
Building Class	A
Occupancy %	0.0%
Tenancy	Multiple
Number of Floors	6
Year Built	1968
Year Last Renovated	2010
Gross Leasable Area	70,968 SF
Construction Status	Existing
Framing	Steel
Condition	Good
Free Standing	Yes
Number of Buildings	1

PROPERTY INFORMATION

Property Type	Office
Property Subtype	Office Building
Zoning	CBD
Lot Size	1.02 Acres
APN #	06-298-0017-000
Lot Frontage	224 ft
Lot Depth	220 ft
Traffic Count	1735
Traffic Count Street	Fort St
Amenities	6th Floor Restaurant Signage Abundant Parking
Waterfront	Yes
Power	Yes

PARKING & TRANSPORTATION

Street Parking	Yes
Parking Type	Surface
Number of Parking Spaces	110

UTILITIES & AMENITIES

Handicap Access	Yes
Number of Elevators	6
HVAC UNITS	100 Ton Maintained Three 30-TON Carriers
Boilers	Two (2) Maintained by Detroit Boilers
Roof	New TPO Roof 2010, Arlington Roofing
Sprinklers	100% Fire Suppressant
Leed Certified	No



P.A. COMMERCIAL
Corporate & Investment Real Estate

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NEARBY AMENITIES & MAJOR EMPLOYERS



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ADDITIONAL PHOTOS



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ADDITIONAL PHOTOS



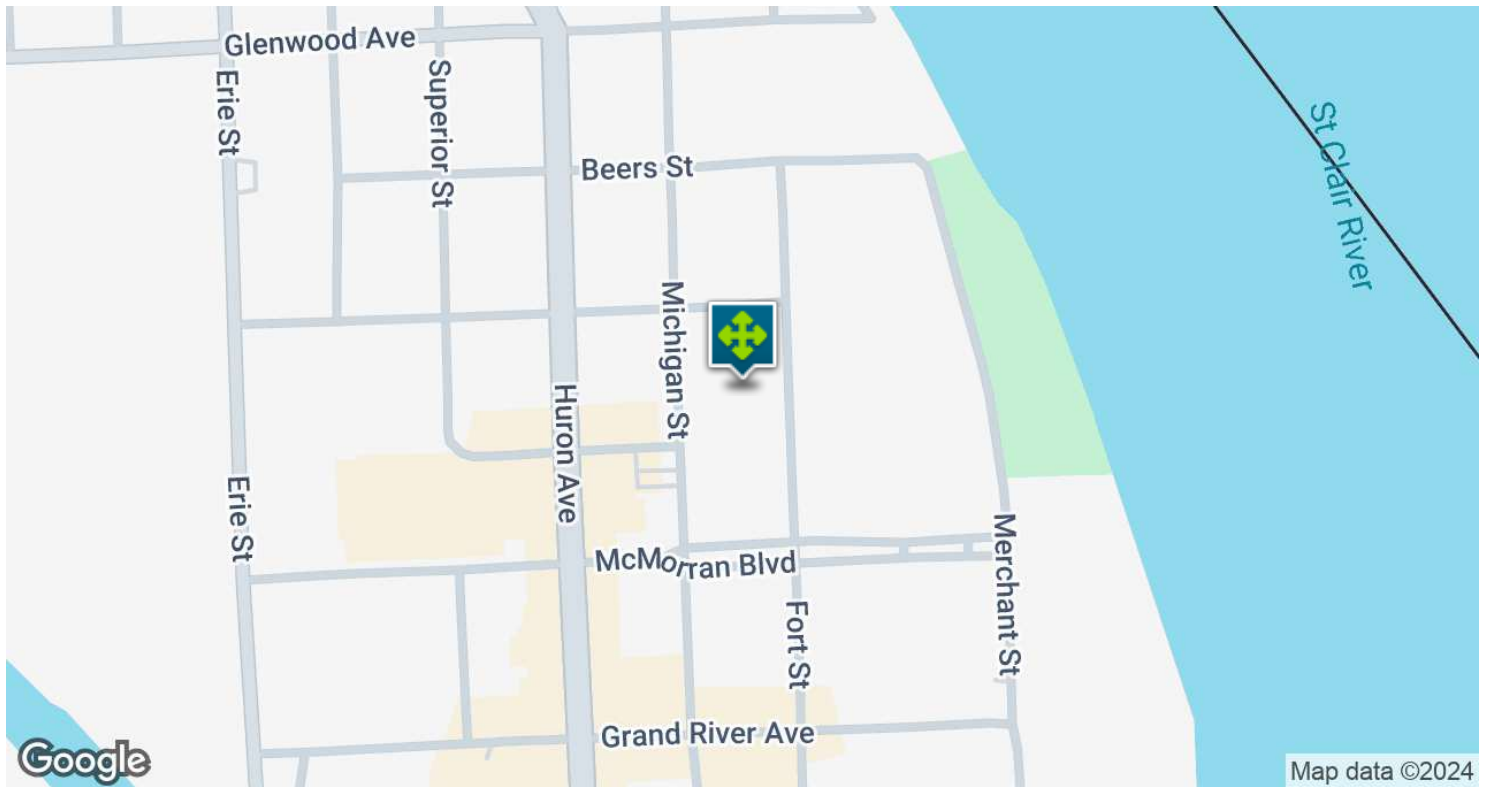
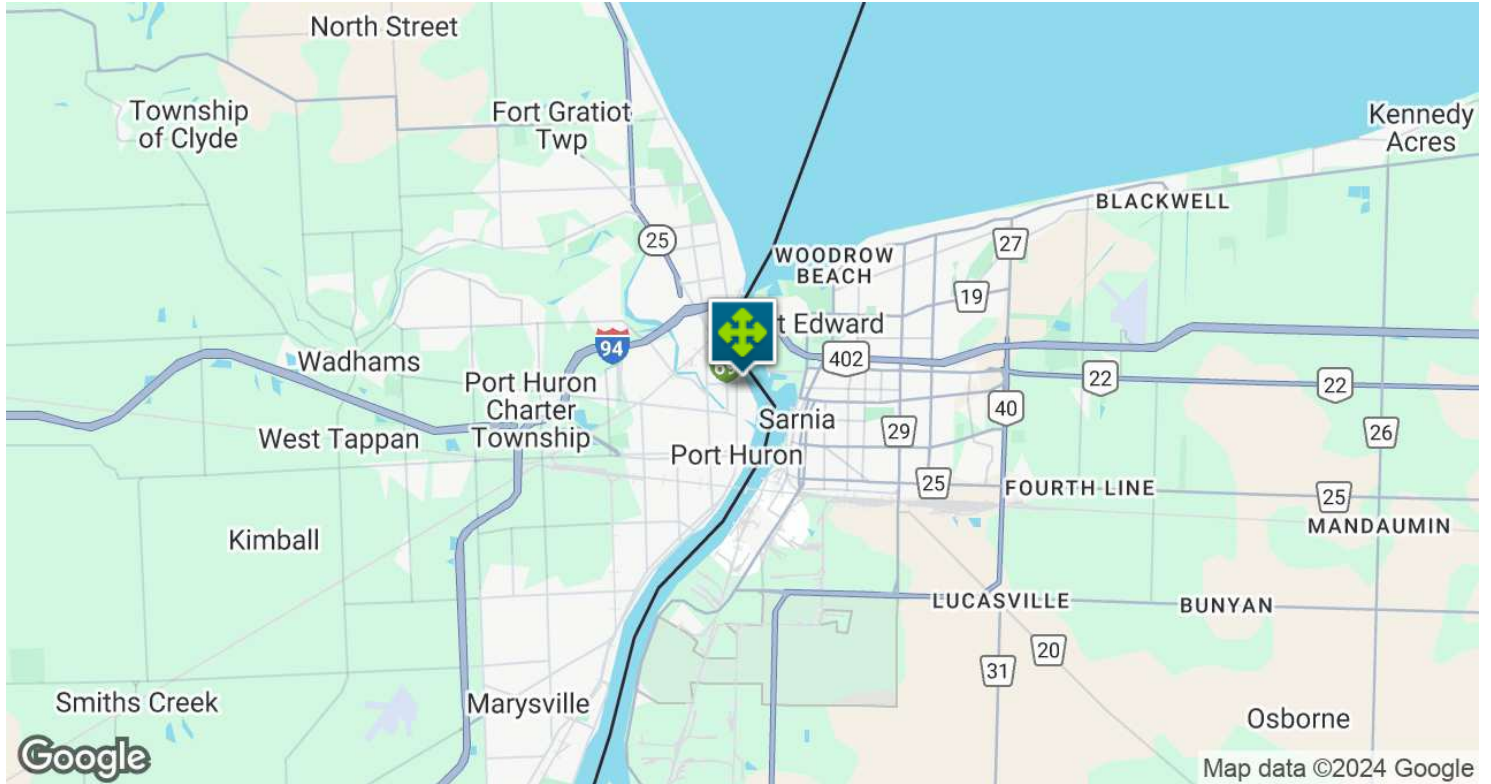
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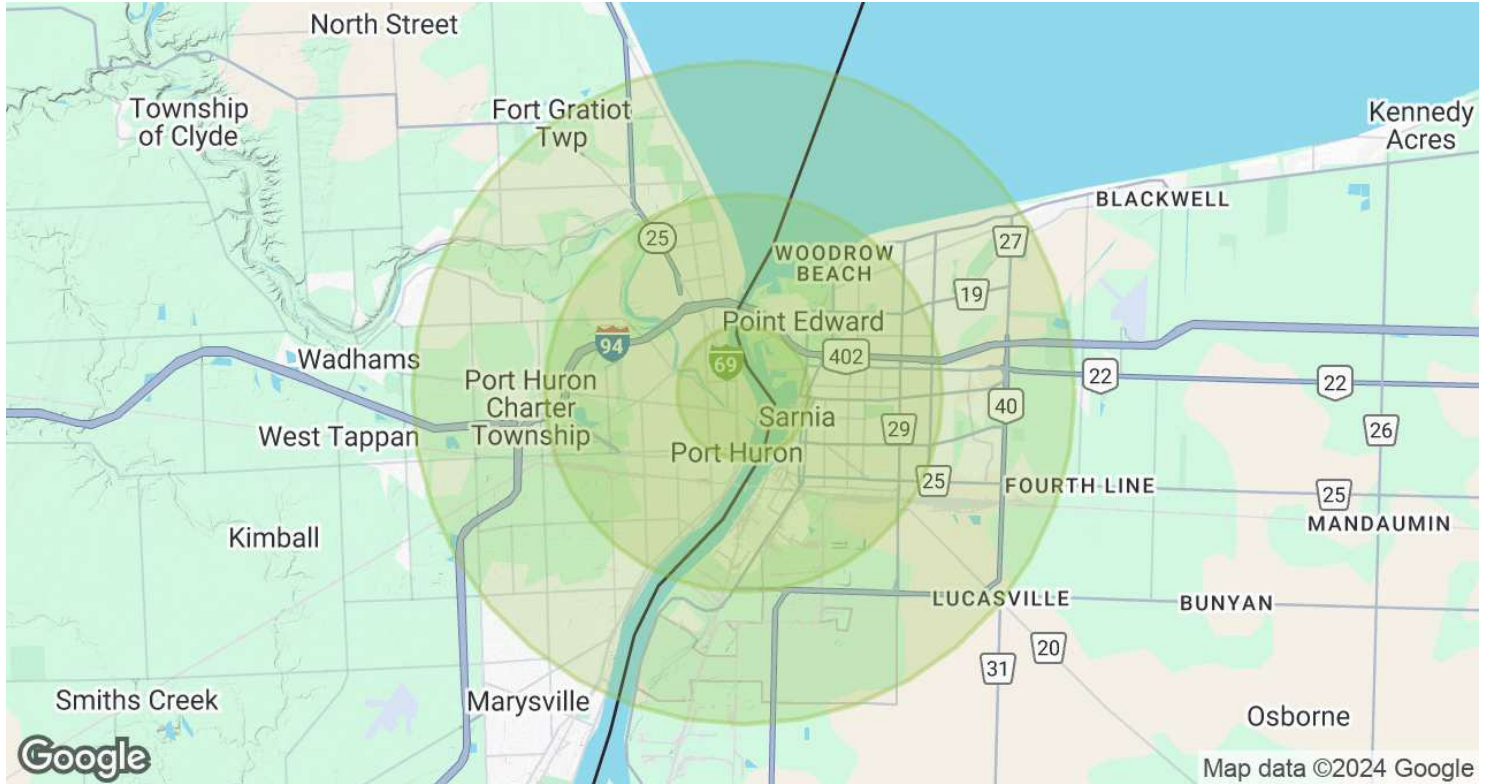
LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,254	30,564	53,199
Average Age	39	40	42
Average Age (Male)	38	39	40
Average Age (Female)	41	42	43

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,190	12,836	22,439
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$46,643	\$65,688	\$72,357
Average House Value	\$131,816	\$174,249	\$192,857

Demographics data derived from AlphaMap

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CONTACT US



FOR MORE INFORMATION, PLEASE CONTACT:



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