

**MULTI-TENANT
STRIP CENTER**

**HARBOR
FREIGHT**



**BUFFALO
WILD
WINGS**



BIRCHWOOD MALL

Culver's

**Olive
Garden**
ITALIAN KITCHEN



24th Ave

PILOT

PROPERTY GROUP

FULLY LEASED INVESTMENT 3944-3954 24TH AVENUE, PORT HURON, MI 48060

PROPERTY OVERVIEW:

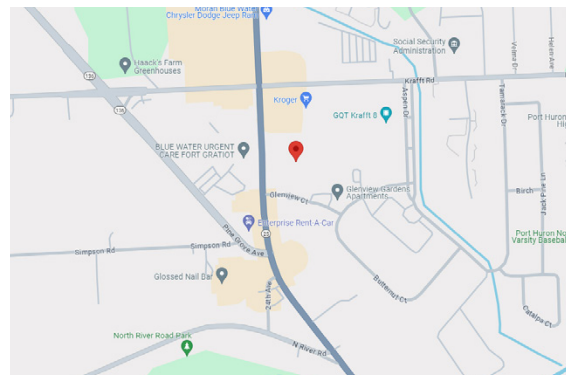
Fully leased 7,930 SF multi tenant strip center located along a busy commercial corridor in Port Huron.

Zoned C-1, the property features four tenants, separate utilities, and 30+ on site parking spaces, offering a stabilized investment with reduced landlord expense exposure.

Excellent visibility and access in an established trade area make this a solid long term retail asset.

Property is shadow-anchored by Kroger and Kroger Fuel Station. Additional parking is shared with Kroger.

Property Type: Retail
Cross Streets: South of Krafft Road, off 24th Avenue
Total Square Footage: 7,930
Lot Size: 0.7 Acres
Parcel Size: 120' x 180'
Year Built: 1998
Zoning: C-1
Heat Type: Natural Gas FA
Parking Spaces: 30+
Property Taxes: 2025: \$15,179
Sale Price: \$900,000



AGENT CONTACT INFO

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RENT ROLL

RENT ROLL EXPENSE BREAKDOWN

Sale Price: \$900,000.00

	Sq Ft	PSF	Inception	Expiration	Monthly	Annual	Lease Type
Tenant 1	2,400	\$14.00	9/23	9/29	\$2,800.00	\$33,600.00	NNN
Tenant 2	2,400	\$11.40	4/26	4/29	\$2,280.00	\$27,360.00	NNN
Tenant 3	1,200	\$11.65	9/25	8/30	\$1,165.00	\$13,980.00	NNN
Tenant 4	1,830	\$16.25	11/24	5/30	\$2,477.92	\$29,735.04	Gross
	7,830				\$8,722.92	\$104,675.04	

	Monthly	Annually	
Total Current Gross Income	\$8,722.92	\$104,675.04	
Taxes	(\$1,350.00)	(\$16,200.00)	\$2.07
Insurance	(\$475.00)	(\$5,700.00)	\$0.73
CAM's	(\$687.50)	(\$8,250.00)	\$1.05
Total Expenses	(\$2,512.50)	(\$30,150.00)	\$3.85
Current Net Operating Income	\$6,210.42	\$74,525.04	
Current Taxable Value:	\$264,541.00		
Cap Rate:	8.3%		

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ADDITIONAL PHOTOS



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