



# Redevelopment Opportunity

100 Ottawa St, Grayling MI 49738



North Country Corner is perfect for a mixed use development. Next to downtown with plenty of room for parking. The current owners is open to redeveloping the property but would like to retain space for their retail shop. The vision here is to remove the current building and move out closer to the road, 6' off to be exact, and go up 4 or 5 stories with apartments. This parcel was a gas station at one point which would qualify for brownfield incentives.

## PROPERTY/SITE DETAILS

Site/Building Name	North Country Corner
Street Address	100 Ottawa St
City	Grayling
County	Crawford
Zip Code	49738
Zoning	C-1, Local Service District
Size	120 x 240
Total Acres	0.66
Divisible	Yes

## AVAILABILITY

For Sale	No
Current Use	Retail/Office
Date Available	N/A
Sale Terms	Would like to retain retail space



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## SITE INFRASTRUCTURE

Gas Service	Yes
Gas Provider	DTE
Electric Service	Yes
Electric Provider	Consumers
Voltage and Phase	Unkown
Sewer Service	Yes
Sewer Provider	City of Grayling
Sewer Line Size	8"
Water Service	Yes
Water Provider	City of Grayling
Water Line Size	8"

## INCENTIVE PROGRAMS:

The City will work with interested developers to pursue appropriate incentives related to the proposed development.

Possible incentives could consist:

- Tax Abatements
- Facade Grants
- Brown-field Remediation
- Reduced Parking Requirements
- Community Revitalization Program (CRP)
- Community Development Block Grants (CDBG)
- Infrastructure costs

## PROPERTY/SITE DETAILS

Distance to Nearest Airport	Traverse City, 43 Miles
Average Daily Traffic	13,000
Distance to Nearest Highway	.5 Mile M-72
Distance to Interstate	1.5 Miles to I-75 and 4 Miles to US-127
Brownfield Site	Yes

## CONTACT INFORMATION:

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