



# Redevelopment Opportunity

117 E Michigan Ave., Grayling MI 49738



Shoppenagon's Hotel was a staple business in the community for over 100 years. The building now though would be better off if it were demolished. Michigan's State Historic Preservation Office (SHPO) has visited the property and said there is not enough original character worth saving. New construction would be perfect since not many, if any, buildings are move in ready. We would like to see more retail shops downtown with a focus on businesses who offer items that shoppers do not want to order on-line. There is also a need for office space and short term apartment rentals in the 6 months to 1 year.

## PROPERTY/SITE DETAILS

Site/Building Name	Shoppenagons Property
Street Address	117 E Michigan Ave
City	Grayling
County	Crawford
Zip Code	49738
Zoning	CBD, Central Business District
Size	96' x 120'
Total Acres	0.25
Divisible	Yes

## AVAILABILITY

For Sale	Yes
Current Use	Vacant
Date Available	Immediately
Sale Terms	Negotiable

For more information, visit us online: [https://www.cityofgrayling.org/zoning\\_economic.asp](https://www.cityofgrayling.org/zoning_economic.asp)





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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	6 inch
Water Service	Yes
Water Provider	City of Grayling
Water Line Size	8 inch

## INCENTIVE PROGRAMS:

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

Possible incentives could consist of:

- 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
Distance to Nearest Highway	1/2 Mile to M-72
Average Daily Traffic	15,000
Distance to Interstate	1.5 Miles to I-75 and 4 Miles to US-127
Brownfield Site	Yes

## CONTACT INFORMATION:

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