

Redevelopment Opportunity

205 N. Fifth Street, Roscommon, MI 48653



Description

Currently the beloved **AuSable Baking Company & Creamery** but the possibilities for this immaculate building are endless! Located in the heart of the Village of Roscommon this building boast curb appeal and charm, plenty of parking, endless covered outdoor seating, and a detached garage for all your supply storage. Inside offers plenty of updates, from the long list of updated cooking equipment, paint, floors, and new Air Conditioning along with an updated roof. This building is ready and waiting for your dreams to come true!

PROPERTY/SITE DETAILS		AVAILABILITY	
Site/Building Name	AuSable Bakery Company and Bakery	For Sale	Yes
Street Address	205 North Street	Current/Past Use	Bistro/Bakery
City	Roscommon	Date Available	Immediate
Zip Code	48653	Sale Terms	Cash
Zoning	Downtown Commercial	Tax ID	055-722-002-0000 003-33-000, 004-0000

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SITE INFRASTRUCTURE	
Gas Service	DTE
Electric Service	Consumers
Voltage/Phase	Unknown
Sewer Service	Village
Water Service	Village
Construction	Block
PROPERTY/SITE DETAILS	
Airport Service	Traverse City (50 Miles)
Highway Service	BL I-75 Exits 239 and 244
Average Daily Traffic	5000
Rail Access	No
DIRECTIONS TO PROPERTY	
Lake Street to stop light in Village of Roscommon. West on 5 th Street. Building on left	
EXTRAS	
Furnished, Refrigerated Storage, Restaurant, Restrooms (2), Smoke Detectors, Fire Suppression, Storage, Paved Parking, Sign, Equipment	

INCENTIVE PROGRAMS:

The Village of Roscommon will work with interested developers to pursue incentives related to proposed development.

Possible incentives:

- Tax Abatements
- Façade Grant
- Brownfield Remediation
- Reduced Parking Requirements
- Expedited Review Timeline
- Fee Reductions
- Other

CONTACT INFORMATION:

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