

Redevelopment Opportunity

420 South Fifth Street, Roscommon, MI 48653



Description

Numerous possibilities with this property, almost 2 acres of land, frontage on 3 roads, main building includes over 4800 square feet plus 1300 sf of warehouse, accessory buildings include 28x64 pole building, 17x20 loading dock and 30x28 concrete garage. Currently the main building is divided into a 1500 sf beauty shop, 3000 sf retail/office space and 300 sf apartment. Attached to the main building is 1300 sf warehouse space, there is a blacktop parking area in front and gravel parking area in rear. Property is mainly zoned Mixed development a portion of property is zoned residential.

PROPERTY/SITE DETAILS		AVAILABILITY	
Site/Building Name	Jansen Plumbing (Former)	For Sale	Yes
Street Address	420 S. 5 th Street	Current/Past Use	Retail/Contractor/Office
City	Roscommon	Date Available	Immediate
Zip Code	48653	Sale Terms	Cash
Zoning	Mixed Development and Residential	Parcel Number	055-400-009-0001
Square Footage	6,100	Frontage	300' on 5th Street
Year Built	1900	Building Height	2 Stories
Assessed Value	\$78,200	Other	



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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. East on 5 th Street. Building on left	
EXTRAS	

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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