



Redevelopment Opportunity

420 North 5th Street, Roscommon, MI 48653



Description

Currently the beloved **Village Green**, but the possibilities for this immaculate building are endless! **BUSINESS OPPORTUNITY-** This well-established business offers a multitude of possibilities. Currently operating as a sewing, alterations, dry-cleaning, and tanning salon with hydro massage therapy bed, and much more. Current owner has a clientele base that exceeds 25 years with respected patrons spanning across multiple counties. Amongst those are the State Police, City Police, County Sheriff Departments, Fire Departments and Military. Not interested in becoming a seamstress. Owner will consider selling just the real estate if you have a different vision. The possibilities for this location are endless. Make your dreams a reality and call today for your personalized tour.

| PROPERTY/SITE DETAILS | | AVAILABILITY | |
|-----------------------|------------------------------|------------------|-------------------------------|
| Site/Building Name | Village Green | For Sale | Yes (\$119,000) Negotiable |
| Street Address | 205 North Street | Current/Past Use | Alterations & Tanning Bed |
| City | Roscommon | Date Available | Immediate |
| Zip Code | 48653 | Sale Terms | Cash |
| Zoning | Downtown Commercial - Retail | Taxes | \$880 |



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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 Village Manager for Details

CONTACT INFORMATION:

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