

Redevelopment Opportunity

111 S. UNIVERSITY • MT. PLEASANT, MICH.



The 1,980 square foot 111 S. University building was constructed between 1900 and 1910 and consists of a two story concrete block building.

It is listed as “non-contributing within the period of significance” in the Downtown Historic District due to its tongue and groove wood paneling.

Given the appropriate type of project, it may be eligible for historic tax credits.

The property is located within 400 feet of five municipal parking lots, is located within the boundaries of the City’s CBD Tax Increment Finance District as well as the Principal Shopping District, and is within walking distance of the City’s acclaimed park system.

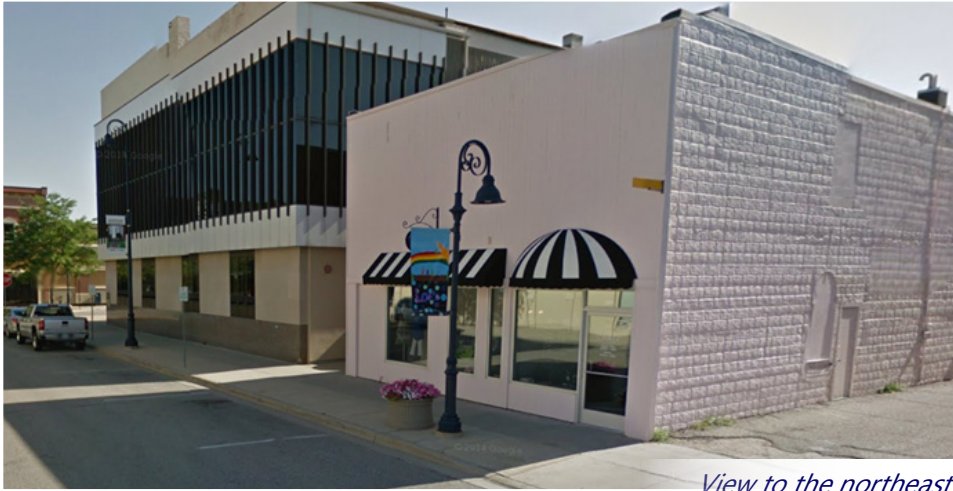
Property/Site Details

Site/Building Name	111 S. University
Street Address	111 S. University
City	Mt. Pleasant
County	Isabella
Zip Code	48858
Type of Space	Commercial building, zoned CD-5 Urban Center Character District
Size	Approx. 30 ft. x 66 ft.
Total Acres	.045 acres
Divisible	No

Availability

Featured Property	Yes
For Sale	Yes
Current Use	Vacant retail building
Date Available	Immediately
Sale Terms	Negotiable

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View to the northeast

Incentive Programs:

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

- Foreign Trade Zone: Yes
- Local Incentives: Yes - Negotiable

Utilities

Gas Service	Yes
Gas Provider	DTE
Electric Provider	Consumers Energy
Electric Service	Available
Voltage and Phase	Unknown
Sewer Service	Yes
Sewer Provider	City of Mt. Pleasant
Sewer Line Size	8 inches
Water Service	Yes
Water Provider	City of Mt. Pleasant
Water Line Size	6-inch Main



View to the east

Transportation

Distance to Nearest Airport	4 Miles to Mt. Pleasant Municipal Airport
Airport Runway Length	5,000 ft.
Distance to Nearest Highway	.4 Mile to M-20
Distance to Interstate	1.9 Miles to US-127
Rail Access	No (close proximity)
Rail Spur On Site	No
Rail Line	Great Lakes Central within 0.3 miles
Type of Parking	Adjacent surface street and municipal lot parking
No. of Parking Spaces	N/A

Contact Information:

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