



### General Information

**Address:**  
136 Brady

**County:** Allegan

**Size of First and Second Floors:**  
6,158 square feet

**Property Type:**  
Retail, Commercial

### Utilities

**Electric:**  
Consumers Energy

**Gas:** Michigan Gas Utilities

**Water:**  
City of Allegan

**Sewer:**  
City of Allegan

**Listing Contact:**  
City of Allegan  
Robert Hillard  
City Manager  
(269) 217-7866  
rhillard@cityofallegan.org

**Current Zoning:** C1

## 136 Brady *Retail Opportunity*

THIS BEAUTIFUL and historic building is in the perfect spot to take advantage of Allegan's energetic redevelopment of the City's riverfront. The façade is cut-face masonry in excellent condition, with recent street-level upgrades, including \$50,000 in recent investments as part of the Downtown Development Authority's Façade Improvement program.

This space would be a perfect candidate for a mixed-use commercial development, such as urban-style lofts on the upper level and a creative space on the street level. It's open span layout and highly visible location make the property an excellent location for many types of activities. The location is just steps from Allegan's gazebo concert space and local eateries.

### City Initiatives

The City has planned \$1 million in public improvements along the City's riverfront, which will include

an amphitheater, green space, enhanced parking, and a kayak/canoe launch in the summer of 2015.

Allegan has a number of other accolades under its belt -- the City was one of the first five communities in the state to develop a place plan project, was voted the number four coolest town in the country by Budget Travel, and was the first community in the state to receive a Redevelopment Ready Certification by the MEDC.

As a state-certified redevelopment ready community, the City of Allegan enjoys a strong relationship with the Michigan Economic Development Corporation, putting it in an excellent position to assist developers and investors access and potentially leverage state resources.

These factors combine to create an ideal environment for the successful growth of a variety of businesses, and are sure to propel Allegan, and its business leaders, into a bright future.