



General Information

Address:
116 Locust

County: Allegan

Size of First and Second Floors:
6,994 square feet

Property Type:
Store, Retail

Utilities

Electric:

Consumers Energy

Gas: Michigan Gas Utilities

Water:

City of Allegan

Sewer:

City of Allegan

Listing Contact:

C&D Sturgis Enterprises
269.673.5120

Current Zoning:

C1

116 Locust

THIS BEAUTIFUL building, built in 1884, is located in the center of Allegan's bustling downtown and in the heart of its retail district. Until recently, the building housed a restaurant on the main floor, and a two-unit apartment on the second floor.

Both floors, as well as the building's basement, are currently vacant and the building is for sale. The building is 50 feet wide along Locust Street and 70 feet in length. Each floor is 3,497 square feet, with a total of 6,994 square feet.

The building has parking immediately in the front and back of the building, with entrances providing immediate access for two separate parking areas. Recently, the building's owner and the City's Downtown Development

Authority partnered in investing more than \$100,000 in façade improvements to the front and rear of the building.

City Initiatives

There have been several initiatives that the City has undertaken to encourage and foster business growth in the City and in the downtown specifically.

The City recently enacted ordinances to create an economic development district in the downtown area. 116 Locust is within this district and so would be eligible for tax breaks as well as access to two special liquor licenses.

Under Public Act 501 of 2006, the Michigan Liquor Control Commission can issue public, on-premise liquor licenses beyond



the quota licenses allowed to the City of Allegan, provide the applicant business meets the following conditions:

- The business must be related to dining, entertainment or recreation.
- The business must be open 10 hours per day and five days per week.

116 Locust is also eligible for Allegan's Downtown Façade Improvement Program, which provides financial incentives for historically accurate building façade improvements. Allegan offers four types of assistance in this area:

- 1. Paint the Town Assistance:** Offers up to \$2,000 to have a building painted.
- 2. Signage Assistance:** Funds 80% of assistance, up to \$750, to building owners/tenants for the purpose of fabricating, placing and/or painting no more than two new outdoor signs or for the renovation of existing signage.
- 3. Design Assistance:** Program funds cover 80% of renovation design assistance, up to \$500.
- 4. Façade Renovation Assistance:** Provides funds to encourage more extensive building restoration

and historic preservation projects. Eligible costs include; repairs or replacement of windows, awnings, exterior lighting, and more.

Further, 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. ■

For Additional Information:

Robert Hillard, City Manager
City of Allegan

Contact:

P 269.673.5511 ext. 229
E rhillard@cityofallegan.org

