

# 1420 STANDISH AVENUE

**Parcel Number**  
52-19-07-200-012

**Current Owner**  
Michigan Maple Block  
Company

**Current Zoning**  
I-2 General Industrial

**2020 SEV**  
\$888,700

**Utilities**  
*Electric, Water, Sewer*  
City of Petoskey

*Gas*  
DTE Energy

*Fiber/Broadband*  
Spectrum, AT&T

## Residential Target Market Analysis

<https://www.housingnorth.org/resources>

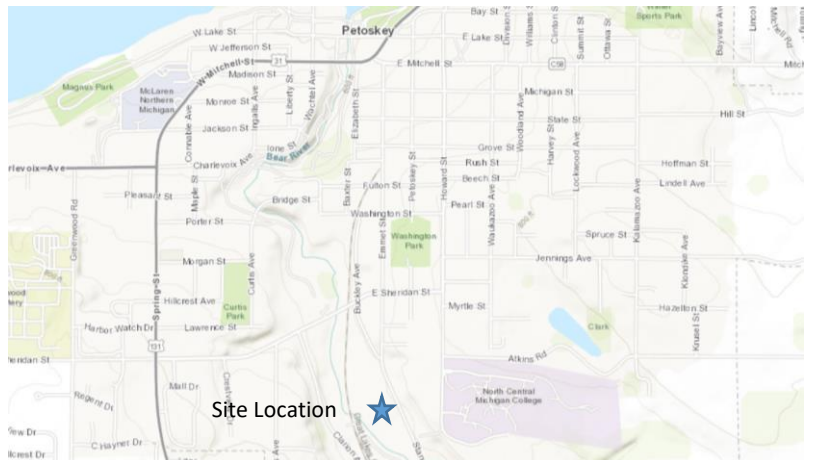


Image source: Emmet County GIS

**Size:** Approximately 11.1 acres, with 84,000+ square feet of building area.

**Utilities:** All public utilities are located in Standish Avenue. The site has three-phase electric availability.

**AADT:** Standish Avenue 4,531 (2014)

## SITE SUMMARY

The site was the home of Michigan Maple Block Company for 139 years and is now ready for complete redevelopment. Adjacent to the Bear River and a mile from Downtown Petoskey, the site presents a unique opportunity for redevelopment into an integrated mix of housing, commercial and production space.

The property houses a one-story historic wooden industrial building dating from 1918, with features such as high ceilings, exposed trusses and wooden floors, as well as two modern warehouse spaces that were added 20-30 years ago. The south end of the site, along the Bear River, has remained open space.

The street frontage is Standish Avenue, a major north-south commuting corridor. The property also has railroad access and the potential for extension of a river front trail along the west side of the property that could connect to the existing Bear River Recreation Area to the north and River Bend Park to the south. The site is in close proximity to two major regional employers: North Central Michigan College and McLaren Northern Michigan.

Given the site location on a major commuting corridor and adjacent to parkland and the Bear River, the desired development outcome is a mix of housing and commercial space that takes advantage of its unique industrial heritage and water frontage.

For additional information,  
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