

900 EMMET STREET – GRULER SITE

Parcel Numbers

52-19-06-402-016
52-19-06-402-034
52-19-06-402-038
52-19-06-402-052
52-19-06-402-072
52-19-06-402-074

Current Owner

Al Gruler

Current Zoning

B-2B Mixed Use
Corridor

2018 SEV

\$138,900

Utilities

Electric, Water, Sewer

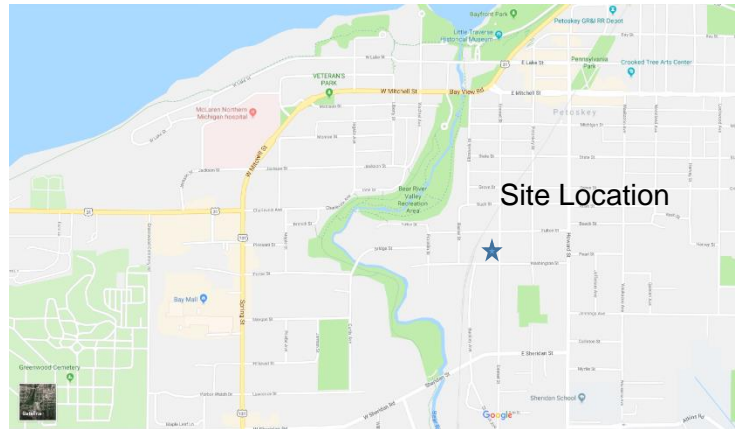
City of Petoskey

Gas

DTE Energy

Fiber/Broadband

Charter, AT&T



Map data ©2018 Google

Size: Approximately .85 acres (Dimensions 272' x 153'+)

AADT: Emmet Street 4,472 (2014)

Utilities: Emmet Street was reconstructed in 2017 with all utilities stubbed to the property, including three-phase electric.

SITE SUMMARY

The former lumber yard is within the Old Town Emmet Neighborhood and less than half a mile from the Central Business District. The property houses two pole barns but is mostly a vacant lot.

The site is connected to the Central Business District by the Downtown Greenway Corridor, a linear park with a 10' multi-use trail to be completed in 2018. The City invested \$1.5 million in the reconstruction of Emmet Street 2017, with all utilities stubbed to the property (including three-phase electric). The site is bounded by residential, commercial and industrial uses.

Given the proximity of the site to the downtown, the desired development outcome is a mixed use development that incorporates workforce housing.

For additional information,
please contact:

David Jones
231-348-5820



101 E Lake St.
Petoskey, MI

Zachary Sompels City Planner
231-347-2500
zsompels@petoskey.us