



DEVELOPER PACKET

216 W. McLeod Ave.

WWW.CITYOFIRONWOOD.ORG/BUSINESS











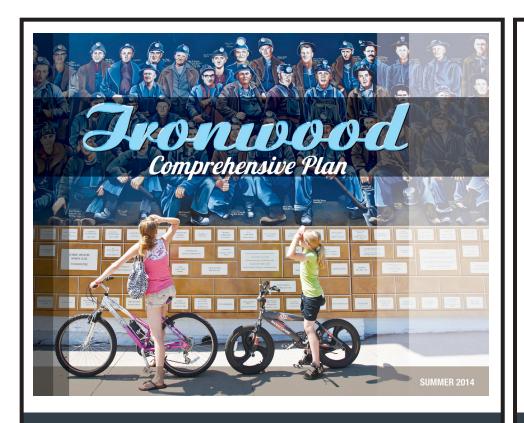


Ironwood Community Profile

Why Ironwood?

Why You?

VIEW THE COMMUNITY PROFILE



AWARD WINNING COMPREHENSIVE PLAN



Ironwood is Pro-Business

affordable housing | competative wages | available workforce | local EDC low cost | safe | tax incentives | accessible shipping | daily flights | fiber & broadband internet



For businesses that need to travel, the Gogebic-Iron County Airport has 2 daily flights to Chicago all week, and 2 daily flights to Minneapolis, Monday - Friday.



TAX INCENTIVES

The Ironwood Industrial Park houses many world-class businesses. Acres of land and market ready buildings are for sale. The



UPS CENTER LOCATED IN IRONWOOD

The City of Ironwood understands the need for commercial businesses to have easy access to shipping. We have an expanding UPS Center located directly in the City of Ironwood which

WHY IRONWOOD?

More Resources & Information

IRONWOOD RETAIL TARGET MARKET ANALYSIS

IRONWOOD HOUSING TARGET MARKET ANALYSIS

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Pamida Building & Lot



Site Details

Address: 216 W. McLeod Ave.

Zoning: C2 Downtown Commercial

Total Acres: 1.7 with an additional 1.2 acres to the NE.

Utilities: Water, Sewer, Natural Gas, Phone, Internet, Cable, Fiber at the street

Building Square Feet: 26,000 Former Tenant: Pamida

Highway Access: Business US2

Frontage: 300 ft.

Link: Click here to see more site details.

Property Description: This property is the former Pamida department store located in Downtown Ironwood. This property is prime for redevelopment with potential access to funding through the Michigan Economic Development Corporation and Brownfield Tax Credits through the Gogebic County Brownfield Development Authority.

Incentives

Brownfield Redevelopment Site Michigan Community Revitalization Program Community Development Block Grant

Location Description: Located in the heart of the community between Hurley, WI and Ironwood, MI. 2 ways to access the lot with 2 arterial streets on each side of the lot. Traffic flows from US Hwy 51 and Hwy 77 junction in Hurley through this location to access US Hwy 2.



Vision for the Site



Zero Lot Line Hotel Development



Mixed Use Commercial/Housing

Potential Future Uses

Mixed Use Commercial/Housing Hotel Accomodations Public/Private Partnership Mixed Use Indoor Recreation Complex

Zoning Ordinan<u>ce</u>

Site Perks

Connects the core downtown to the downtown transition zone. Within walking distance to the Historic Ironwood Theatre, Downtown Art Place, Michigan's Iron Belle Trail (non-motorized), Snowmobile Trail #2, restaurants, shopping, museums, parks. 2/5 mile from downtown Hurley, WI.



Links to Documents

If viewing this document in printed form...

Please visit: www.Cityoflronwood.org/Business to view all clickable buttons included in the document.

If viewing this document in PDF form...

Click on the buttons to view each document that you wish to view.

