



DEVELOPER PACKET

102 E. Aurora St.

WWW.CITYOFIRONWOOD.ORG/BUSINESS











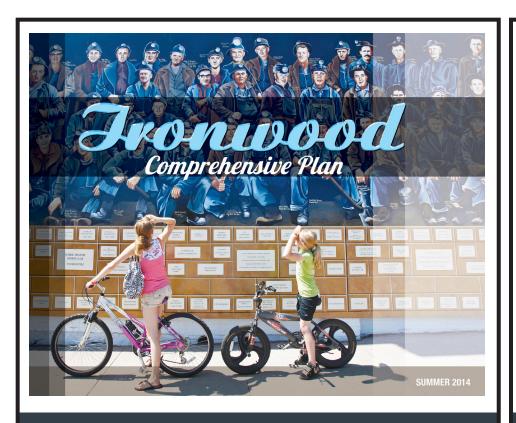


Ironwood Community Profile

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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102 E. Aurora St.



Site Details

Address: 102 E. Aurora St.

Zoning: C2 Downtown Commercial

Total Acres: .16 Acres

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

Former Tenant: Chelsi's Corner Highway Access: Business US2

Frontage: 48 feet.

Link: Click here to see more site details.

Property Description: Developable site in the CORE BLOCK of Downtown. Once a prominant commercial location, this property was destroyed by a fire. There is strong community support to see this property redeveloped. 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 Commercial Rehabilitation Act Commercial Redevelopment Act

Location Description: On the core block of downtown and close to snowmobile trail #2 and the new Michigan's Iron Belle Trail non motorized trail. Across the street from the Historic Ironwood Theatre, Downtown Art Place, and the NEW Downtown City Square.



Vision for the Site



Traditional 2-story Downtown Development



Traditional 1-story Downtown Development



Site Perks

Directly on the core block. One block from Michigan's Iron Belle Trail and Snowmobile Trail #2 which is the major artery connecting Michigan to Wisconsin. Across from the Historic Ironwood Theatre, Downtown Art Place, restaurants, shopping, museums, parks. 1/2 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.

