



IRONWOOD

MICHIGAN | *Find Your North*

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

**GOGEBIC - IRON
IWD
COUNTY AIRPORT
DAILY FLIGHTS**

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 prominent 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



Potential Future Uses

Mixed Use Commercial/Housing
Hotel Accomodations
Townhouses
2 available lots for same or different use

Zoning Ordinance

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.



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Links to Documents

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If viewing this document in PDF form...

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