



IRONWOOD

MICHIGAN | *Find Your North*

DEVELOPER PACKET

320 E. Ayer 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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320 E. Ayer St.



Site Details

Address: 320 E. Ayer St.

Zoning: C2 Downtown Commercial

Total Acres: 1.17 Acres with an additional 1 Acres to the SE.

Utilities: Water, Sewer, Natural Gas, Phone, Internet, Cable, Fiber close by

Building Square Feet: 0

Former Tenant: Northwood's Auto Car Lot

Highway Access: Business US2 One Block SW

Frontage: 595 ft.

Link: [Click here to see more site details.](#)

Property Description: This property is mostly owned by the City of Ironwood with the addition 1 Acre lot to the SE privately owned 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
Commercial Rehabilitation Act
Commercial Redevelopment Act

Location Description: Located with almost 600 feet of snowmobile trail #2 frontage along with the new Michigan's Iron Belle Trail non motorized trail. The property is visible from Business US2 and located on a minor arterial street in Downtown Ironwood.



Vision for the Site



Townhouses as part of development on NW Lot.



Traditional Downtown Mixed-use Development on SE Lot.



Potential Future Uses

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

**Zoning
Ordinance**

Site Perks

Right on Michigan's Iron Belle Trail and Snowmobile Trail #2 which is the major artery connecting Michigan to Wisconsin. Within walking distance to the Historic Ironwood Theatre, Downtown Art Place, restaurants, shopping, museums, parks. 3/4 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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