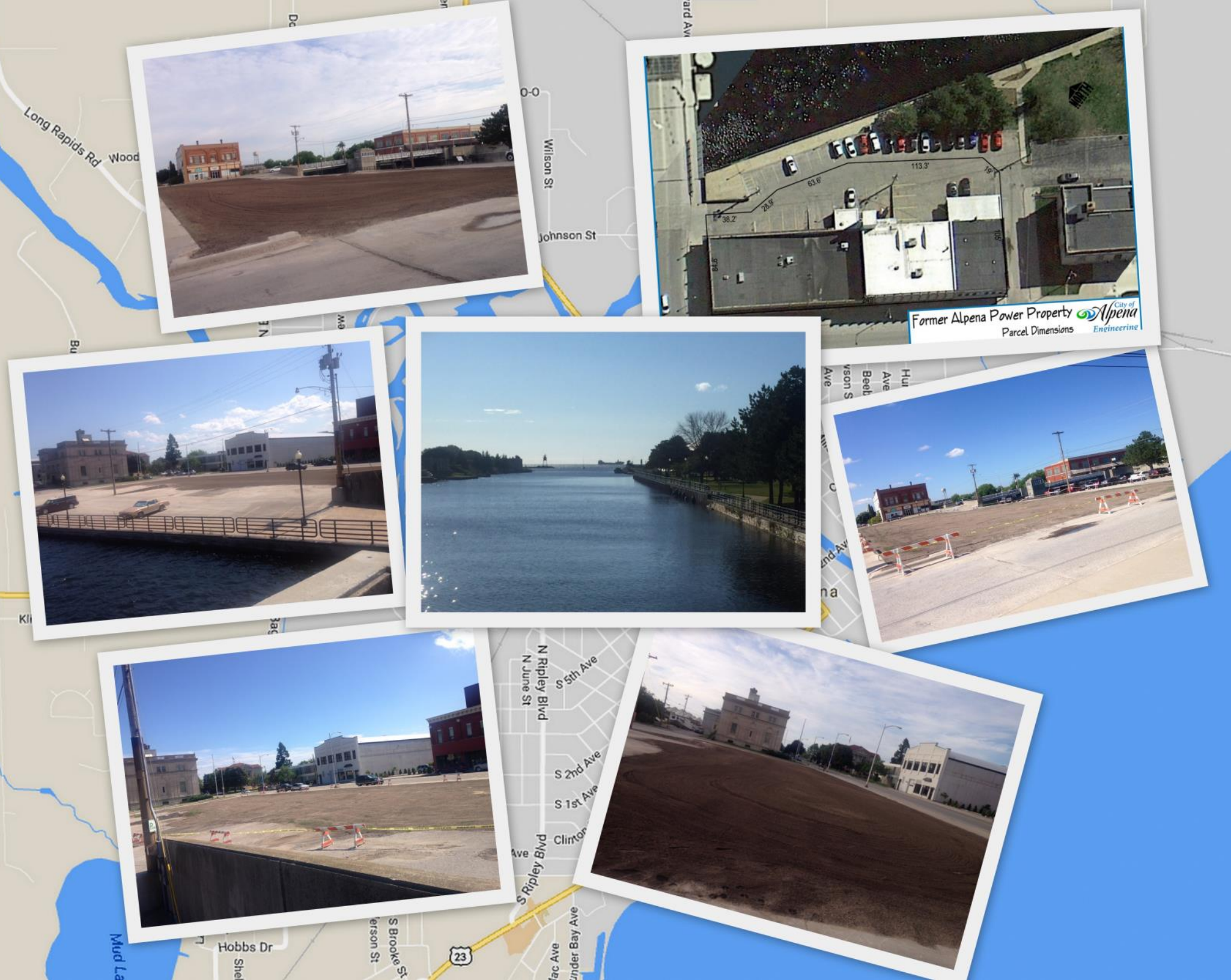
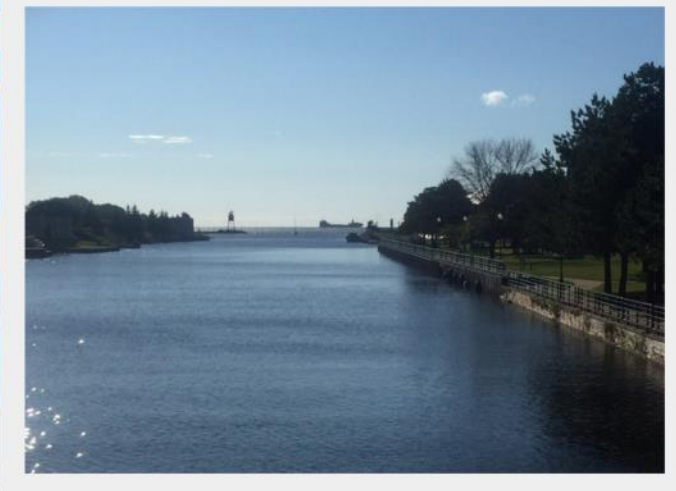


Former Alpena Power Property
Parcel Dimensions
City of Alpena Engineering



Waterfront Mixed Use Development Opportunity

310 N. Second Avenue, Alpena, Michigan

Prime parcel located at the intersection of Second Avenue and Water Street fronting the Thunder Bay River in the heart of Alpena's downtown commercial district. Located within four blocks of numerous restaurants, coffee shop, multiple parks, library, two movie theaters, professional live theater, dog park, two art galleries, marina and more. Opportunity to develop up to five stories of mixed use space with first floor retail and two-four floors of market rate apartments or condominiums.

Zoned: Mixed Use

Frontage: Thunder Bay River on Second Avenue

Water/sewer: Municipal with 8" and 12" mains

Electrical: Alpena Power Company

Walk score: 73

Price: available for development

Owner: Target Alpena Economic Development Corporation

Contact: Mike Mahler

Economic Development Director

989-354-2666

