



*Invest in*  
**West Branch**



*The City with a Smile*

LET US HELP YOU FIND A SITE TO DEVELOP OR RE-DEVELOP!

ASSISTANCE & INCENTIVES AVAILABLE

# Developers, Builders, & Entrepreneurs WELCOME!



This Newsletter has been created by the City of West Branch in order to advertise some of the many development and re-development opportunities that exist in our City, as well as let interested parties know about the various technical assistance and incentive programs that may be available for their projects. Not only is the City of West Branch a great place to live, work, and play—but it is also a great place to invest in a development or start a new business.

Stop by City Hall or give us a call anytime to start your new venture today!

West Branch City Hall is located at 121 N. Fourth St., West Branch, MI 48661. We are open Mondays thru Fridays, from 8:00 a.m. to 4:30 p.m. City Manager/Zoning Administrator Frank E. Goodroe is available via phone at (989) 345-0500, or email at [citymanager@westbranch.com](mailto:citymanager@westbranch.com).

For more information please

Visit our website at [www.westbranch.com](http://www.westbranch.com)

### Free Conceptual Review Meetings

Prior to drawing up plans or submitting permits, or at any stage during the development process, the City of West Branch offers free Conceptual Review Meetings with appropriate staff to help you trouble-shoot any concerns you may have, and also streamline the development process.

# Redevelopment Priority Site # 1

**201 N. 8<sup>th</sup> Street, West Branch, MI**

This location has a lot of opportunity for those looking for an exciting, large-scale redevelopment opportunity!

## LOTS OF POTENTIAL

This large industrial building is ideally located in downtown West Branch, just a few blocks off our main street (Houghton Avenue/M-55).

Lots of **FINANCIAL INCENTIVES** potentially available for this site, including MEDC, Brownfield, and Obsolete Properties monies! Contact us now to learn more. 😊



Building size – 86,500 sf  
 Year built -1945  
 Clear Ceiling Height – 20ft.  
 Zoning – Mixed Use  
 SEV - \$49,400

THE CITY IS LOOKING FOR A DEVELOPER TO BUILD A MIXED USE BUILDING THAT WOULD ALLOW FOR COMMERCIAL BUSINESS ON THE FIRST FLOOR WITH RESIDENTIAL UNITS ABOVE. THE BUILDING HAS WATER, SEPTIC, NATURAL GAS, AND FIBER INFRASTRUCTURE ALREADY ON SITE.