



*Looking for THE RIGHT PROPERTY, we have it!*

*(Old Imlay City Firehall) City-owned  
Vacant, immediate occupancy*

**338 3RD STREET  
IMLAY CITY, MICHIGAN 48444**

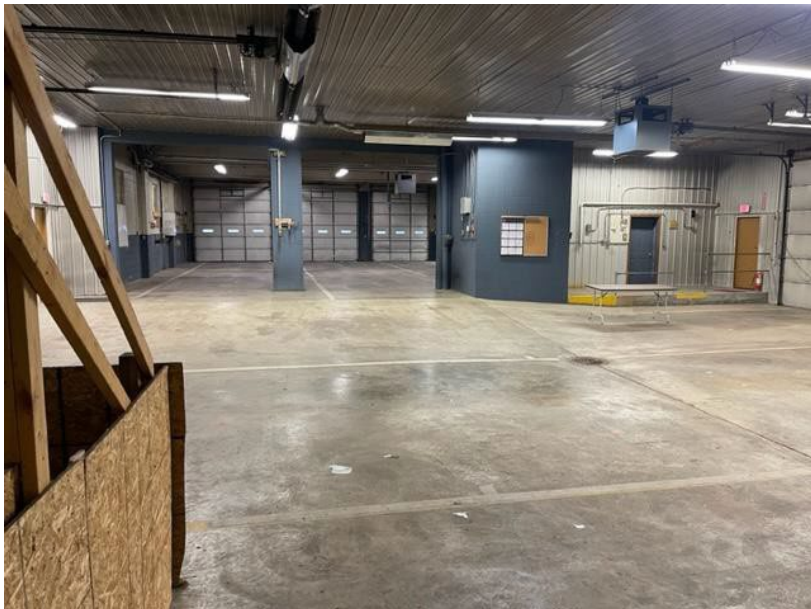


Imlay City, MI, offers a unique and advantageous environment for new businesses seeking growth and success. Nestled within the vibrant community of Lapeer County, Imlay City boasts a strategic location with convenient access to major transportation routes, including Interstate 69, making it an ideal hub for distribution and logistics companies. Additionally, the city provides a supportive business climate with numerous resources and incentives for entrepreneurs, including access to small business loans, networking opportunities, and assistance programs through organizations like the Imlay City Downtown Development Authority. Moreover, the city's affordable cost of living and competitive real estate market offers attractive opportunities for startups looking to establish a presence in a thriving and dynamic community. With its strong sense of community pride, strategic location, and supportive business ecosystem, Imlay City stands as a promising destination for new businesses looking to flourish and contribute to the economic vitality of the region.





**Firehall Location**





**ARTIST RENDERING OF EXTERIOR OF FIRE HALL WITH ROLL UP GLASS DOORS**



**ARTIST RENDERING OUTDOOR SEATING**

The Old Imlay City Fire Station is an easy way to establish residency by using creative strategies already in place for designing and occupying a niche location to gain greater attention.

According to statistics from MDOT (Michigan Department of Transportation) over 17,000 vehicles travel through Imlay City on M-53 each day 100 yards away from this location!

Because this location is centrally located, the special attention to selecting an excellent location includes access to highways and local roads; nearby attractions; target demographic; and distribution strategy; which are all bundled into this prime location.



## **Zoned B2**

With this space in the Downtown of Imlay City, most business use classifications are already allowed in this district fitting in with your business plan. Imlay City prides itself on a welcoming business environment.

## **Utilities**

When looking at this commercial space, several positives in favor of a restaurant or brewery. Breweries need a lot of all of these utilities and it can be very expensive to upgrade. Here, we have done most of the work for you.

### **Water Lines**

4-inch water line currently services the Firehall.

### **Gas**

Supply lines are currently servicing the building.

### **Electrical**

Three-phase electrical power is most preferred for brewing equipment.

### **Fire Suppression**

This building could ironically, use an upgrade.

### **Loading Dock**

The three rear doors of this building provide exceptional loading and unloading of materials. And one large overhead door on the opposite side.

## **Additional Features**

### **Restrooms**

This building has a restroom ready for expansion

### **Parking**

Parking availability is plentiful and if you look at the aerial map you can see the site location has plenty of parking and additional public parking across the street outlined in yellow.

### **Accessibility**

Entrances and exits are at ground level, and this former government building is ADA-compliant.



## Environmental Reports

Phase One and Phase Two studies have been completed and are available at this link under the Brownfield section: <https://www.icdda.com/doing-business/assistance-programs/>

## City Attitude

Imlay City exudes a palpable positive attitude towards new businesses, fostering an environment ripe for growth and innovation. With a tight-knit community that values collaboration and support, new ventures are welcomed with open arms, and embraced as integral parts of the city's economic fabric. The optimism and enthusiasm of local residents, coupled with the proactive efforts of city officials and business leaders, create a nurturing ecosystem where startups can thrive. This positive attitude permeates through every aspect of Imlay City, from its bustling downtown streets to its industrial parks, instilling confidence and resilience in entrepreneurs embarking on their ventures. With a spirit of encouragement and a can-do mindset prevalent throughout the community, new businesses in Imlay City are not only set up for success but are also empowered to make lasting contributions to the city's economic vitality and cultural richness.

Imlay City has assistance programs ready to assist you:

1. Open to having a brewery and taproom.
2. Re-development ready liquor license available
3. Business inventory shows lack of fine dining options
4. Emerging developers funding assistance available

You'll be a major part of our community and we will be more than happy to assist you every step of the way. So often entrepreneurs say the city is holding them back. Not here, we are ready to set you up, are you ready to begin?

For further information and a showing

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