

1503-1535 EUREKA

1503 -1535 Eureka, Wyandotte, MI 48192

[Google Maps Overhead](#)

## COMMUNITY OVERVIEW

The City of Wyandotte is often described as the 'Heart of Downriver.' A waterfront community, Wyandotte is rich in history and is known for its distinctive architecture, charming downtown district and variety of cultural offerings. The City of Wyandotte prides itself on our community. We offer excellent schools, quality public services, safe neighborhoods, a charming downtown business district, a scenic waterfront and work together for continued development and historic preservation in our city. The City of Wyandotte owns and operates its own power & water treatment plant, Wyandotte Municipal Services (WMS). WMS provides electric, water, cable, internet & phone services to its residents.



## Available Properties



### QUICK FACTS

**Addresses**

1503 – 1535 Eureka, Wyandotte, MI 48192

**Area**

30,148

.69 acre

**Parcel Dimensions**

Approx. 232 feet x 118 feet

**Current Zoning**

B-2

**Owners**

The City of Wyandotte

### SITE OVERVIEW & EXISTING CONDITIONS

This spectacular development opportunity rests along Wyandotte's main gateway to downtown: The Eureka corridor. Zoned General Business District (B-2), this property is perfect for commercial office, medical, mixed-use, retail and select residential developments.

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## PROPERTY INFORMATION

**1505 Eureka Parcel ID:** 57 018 01 0167 000

**1535 Eureka Parcel ID:** 57 018 01 0170 000

### Legal descriptions:

**1505 Eureka:** 14015 THRU 14017 LOTS 167 - 168 AND 169 TAYLOR PARK SUB T3S R11E L43 P30 WCR

**1535 Eureka:** 14018 LOT 170 TAYLOR PARK SUB T3S R11E L43 P30 WCR

## FINANCIAL INCENTIVES

This property would be eligible for the following incentives:

*Business Development Program:* The MiBDP is an incentive program available from the Michigan Strategic Fund, in cooperation with the MEDC. More info:

<https://www.michiganbusiness.org/49c8d6/globalassets/documents/reports/factsheets/michiganbusinessdevelopmentprogram.pdf>

*PA 198 Industrial Facilities Exemption:* Industrial property tax abatements provide incentives for eligible businesses to make new investments in Michigan. More info:

<https://www.michiganbusiness.org/49a841/globalassets/documents/reports/factsheets/communityrevitalizationprogram.pdf>

*Obsolete Property Rehabilitation:* The Obsolete Property Rehabilitation Act (OPRA) provides for a tax incentive to encourage the redevelopment of obsolete buildings. More info:

<https://www.michiganbusiness.org/4adbcd/globalassets/documents/reports/factsheets/obsoletepropertyrehabilitationact.pdf>

*Community Revitalization Program:* The focus of the MCRP is to encourage and promote structural renovations and redevelopment of brownfield and historic preservation sites located in traditional downtowns and high-impact corridors. MCRP provides gap financing in the form of performance-based grants, loans, or other economic assistance for eligible investment projects in Michigan. More info:

<https://www.michiganbusiness.org/49a841/globalassets/documents/reports/factsheets/communityrevitalizationprogram.pdf>

*New Market Tax Credits:* The New Market Tax Credit Program (NMTCP) aims to break this cycle of disinvestment by attracting the private investment necessary to reinvigorate struggling local economies. More info: <https://nmtccoalition.org/how-the-new-markets-tax-credit-works/>

*Michigan Transportation Economic Development Fund:* The funds are available to state, county and city road agencies for immediate highway needs relating to a variety of development issues. More info:

[https://www.michigan.gov/mdot/0,4616,7-151-9621\\_17216\\_18230---,00.html](https://www.michigan.gov/mdot/0,4616,7-151-9621_17216_18230---,00.html)

When projects are eligible for these incentives, The City of Wyandotte will partner with the Michigan Economic Development Corporation (MEDC) to secure appropriate available incentives. Other MEDC incentives may be found at: <https://www.michiganbusiness.org/reports-data/transparency/?pc=83&cc=84>