

# 3109 FORT STREET

3109 Fort Street, 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

**Address**

3109 Fort Street, Wyandotte, MI 48192

**Area**

43,560 square feet

1 Acre

**Parcel Dimensions**

220 feet of Fort Street frontage

**Current Zoning**

B2

**Owners**

Daly Merritt Properties, Wyandotte, Michigan 734-282-2180

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## SITE OVERVIEW & EXISTING CONDITIONS

This spectacular development opportunity rests along the bustling Fort Street corridor in the City of Wyandotte on the boarder of the City of Southgate in the heart of Downriver. Zoned General Business District (B-2), this property is perfect for commercial office, medical, mixed-use, retail and select residential developments.

## PROPERTY INFORMATION

**Parcel ID:** 57 017 08 0013 001

**Legal description:**

13434 13435 13436 E 83 FT LOTS 13, 14, 15 ALSO W 17 FT LOT 16 HART AVE RE-SUB NO. 2 T3S R11E L41 P74 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/fact-sheets/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/fact-sheets/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/fact-sheets/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/fact-sheets/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>