



8TH AND CENTRAL

4200 8th 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.



QUICK FACTS

Address

4200 8th Street, Wyandotte, MI 48192

Area

1,154,340 square feet

26.5 Acres

Parcel Dimensions

1,550 feet x 865 feet

Current Zoning

I-2: Light Industrial

Master Plan

Industrial

Owners

City of Wyandotte, 734-324-7298, jgruber@wyandotte.mi.gov

SITE OVERVIEW & EXISTING CONDITIONS

This site has incredible redevelopment potential for a multitude of business and industrial purposes. It is located within very close proximity to several major rail lines, the Detroit River, the Downriver Waste Water Treatment Plant and Pennsylvania Road which projects access to I-75. This site includes extensive infrastructure already built onsite including 13.8 KV electrical power, storm and sanitary sewers, lighting, with all other utilities readily available including Praxair oxygen and nitrogen pipelines.

PROPERTY INFORMATION

Parcel ID: 57 022 99 0004 704

Legal description: PART OF SW1/4 FRAC SEC 32 COMM AT SW COR OF SAID SEC TH S 890 39M O6S E 829.21 FT - -TH N 37D 00M 11S E 86.65 FT - -TH N 55DEG 03M 40S E 671.00 FT TO THE TRUE POB - - TH N14DEG 39M 06S E 736.77.FT- - TH S75DEG 22M 49S E 542.31FT- - TH S 14D 37M 11S W 100.00 FT - - TH S 55 03M 40S W 836.67 FT TO POB AC- -5.23

FINANCIAL INCENTIVES

In addition to the current City of Wyandotte 2019 tax rate,

Homestead: 54.3226

Non-homestead: 72.3226

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>

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/>

Brownfield: The Brownfield Program uses tax increment financing (TIF) to reimburse brownfield related costs incurred while redeveloping contaminated, functionally obsolete, blighted or contaminated, functionally obsolete, blighted or historic properties. The TIFA/EDC/Brownfield Authority manages this program locally in

Available Properties

Wyandotte. More info: <https://www.michiganbusiness.org/49c3a7/globalassets/documents/reports/fact-sheets/brownfieldredevelopmentauthoritypa381.pdf>

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

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>