

# 900 EMMET STREET – GRULER SITE

## Parcel Numbers

52-19-06-402-016  
52-19-06-402-034  
52-19-06-402-038  
52-19-06-402-052  
52-19-06-402-072  
52-19-06-402-074

## Current Owner

Al Gruler

## Current Zoning

B-2B Mixed Use  
Corridor

## 2018 SEV

\$138,900

## Utilities

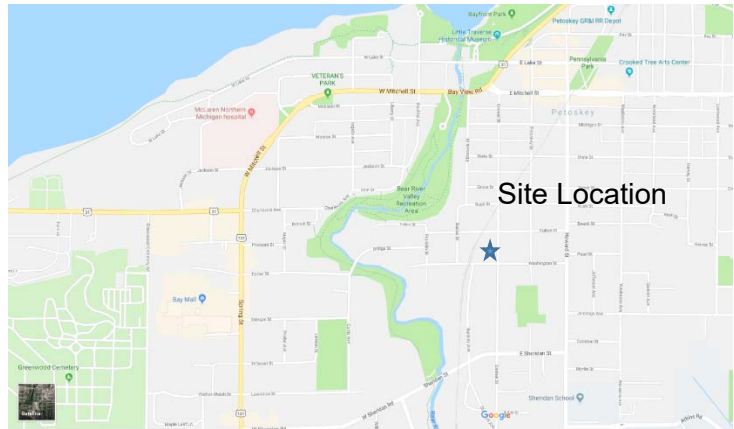
Electric, Water, Sewer  
City of Petoskey

Gas

DTE Energy

Fiber/Broadband

Charter, AT&T



Map data ©2018 Google

**Size:** Approximately .85 acres (Dimensions 272' x 153'+)

**AADT:** Emmet Street 4,472 (2014)

**Utilities:** Emmet Street was reconstructed in 2017 with all utilities stubbed to the property, including three-phase electric.

## SITE SUMMARY

The former lumber yard is within the Old Town Emmet Neighborhood and less than half a mile from the Central Business District. The property houses two pole barns but is mostly a vacant lot.

The site is connected to the Central Business District by the Downtown Greenway Corridor, a linear park with a 10' multi-use trail to be completed in 2018. The City invested \$1.5 million in the reconstruction of Emmet Street 2017, with all utilities stubbed to the property (including three-phase electric). The site is bounded by residential, commercial and industrial uses.

Given the proximity of the site to the downtown, the desired development outcome is a mixed use development that incorporates workforce housing and expansion area for Gruler's Pet and Farm Supply.

For additional information,  
please contact:

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