

# City of Grand Haven, MI

## 224-226 Washington Avenue – Property Information Package

### General Information

#### Address

224-226 Washington Avenue  
Grand Haven, MI 49417  
Parcel ID # 70-03-20-436-011

#### County

Ottawa County

#### Property Type

Retail

#### All Utilities

[North Ottawa Water System](#)  
[Grand Haven Spring Lake Water Treatment](#)  
[Grand Haven Board of Light & Power](#)  
[Republic Service](#)  
[Grand Haven Department of Public Works](#)

#### Property Owner Contact

Mike Pitcher  
Phone: (334) 333-10317047

#### Current Zoning

[\(CB\) Central Business](#)

#### Desired Development Outcome

Mixed Use

#### State Equalized Value (SEV)

\$255,200

#### Total Sq. FT

10,528

#### Sale Price

\$875,000

#### Incentives

The City of Grand Haven  
has a competitive tax rate:  
Homestead: 34.9582  
Non-homestead: 53.9582

Read more about incentives on Page 2.



#### Community Contact

Pat McGinnis  
City Manager  
(616) 847-4888  
[pmcginnis@grandhaven.org](mailto:pmcginnis@grandhaven.org)

Jennifer Howland  
Community Development Manager  
(616) 847-3490  
[jhowland@grandhaven.org](mailto:jhowland@grandhaven.org)



This available property is located in the Grand Haven downtown where there is a vibrant shopping district. Grand Haven public facilities including the newly renovated Lynne Sherwood Waterfront Stadium, boardwalk, and musical fountain are all within walking distance.

This parcel is part of the Downtown Development Authority tax district. Ideal uses for this property include:

- Retail
- Restaurant
- Service establishment
- Residential above retail or office
- Office

#### Legal Description

W 43 FT OF N 58 FT LOT 243 & W 43 FT LOT 244 ORIGINAL PLAT

#### Site Condition

First floor retail with approximately 5,196 square feet of usable space that could easily be converted back to two storefronts. Second floor could be remodeled for residential use.

## Grand Haven Demographics

**Population:**  
10,412

**Area:**  
5.77 sq. mi.

**Owner Occupied:**  
69.6%

**Median Home Value:**  
\$121,400

**Median per Capital Income:**  
\$30,739

**High School graduate or higher:**  
92.7%

**Bachelor's Degree or higher:**  
31.8%

**Unemployment (2016)**  
7.4%

**More demographic information at:**  
[Census.gov/quickfacts](http://Census.gov/quickfacts)

**2017 Top Employers  
In Northwest Ottawa County  
"FTE" Represents Full Time Employees**

**Shape Corporation:**  
2,000 FTE

**Herman Miller:**  
1,500 FTE

**Grand Haven Area Public Schools:**  
850 FTE

**GHSP:**  
654 FTE

**North Ottawa Community  
Health Systems:**  
618 FTE



## Incentives continued...

The City of Grand Haven is an eligible Core Community as defined within PA 146. Specific sites within the City may be eligible for Obsolete Property Rehabilitation Act Abatements, Act 381 reimbursement for eligible activities, along with other possible development support incentives. All projects will be reviewed on a case-by-case basis and incentives will be considered based upon project compliance with the goals and objectives of the community Master Plan, financial need and specific conditions related to the site in question.

Additional tools that may be available for use include state and federal grant funding, required parking reduction, expedited plan review timelines, special marketing opportunities, and community meeting facilitation assistance.

## Zoning

The downtown CB, Central Business district is the primary identity for the City of Grand Haven. The CB district is pedestrian oriented with an active street life, healthy retail, and common space for gatherings and waterfront activities. Building heights may vary from one property to the next; however, the goal is to build consistent character.

*Examples of permitted uses:*

- Eating and drinking establishments
- Office building
- Personal service business
- Professional service establishment
- Residential above retail or office
- Retail business or retail sales, and more

The [Downtown Vision Plan](#) and the [Main Street DDA Design Guidelines](#) outlines a comprehensive vision for this key portion of the community and is used for guidance by the planning commission and property owners in evaluating design and redevelopment proposals.



## Traffic

At certain times, vehicle and pedestrian traffic can cause congestion due to Harbor Drive being the main point of entry for the State and City beach areas. Public safety is paramount in Grand Haven so speed limits are strictly enforced. In the fall of 2018, a municipal infrastructure project will begin installing new traffic signals, pedestrian crosswalks and pavement markings.

## Infrastructure

Earlier this year the City switched from a Metal Halide to LED light source for all of decorative streetlights in downtown.

Learn more about the City of Grand Haven by following us on social media.

[Grand Haven on Facebook](#)

Grand Haven on Instagram @grandhavencmo

[Grand Haven on Twitter](#)

[Grand Haven Department of Public Safety on Facebook](#)

For more information about this development site, contact the City of Grand Haven at (616) 847-4888. Prepared in accordance with and the authority of the Redevelopment Ready Communities ® program of the Michigan Economic Development Corporation.