

# FOR SALE



## PRIME SPOT DOWNTOWN EVART



Positioned at the light on US-10 and Main Street in downtown Evart, this property spans nearly an entire city block and offers a rare combination of income potential, location and flexibility. In addition, revitalization incentives offer added value to an already compelling investment.

**\$995,000**



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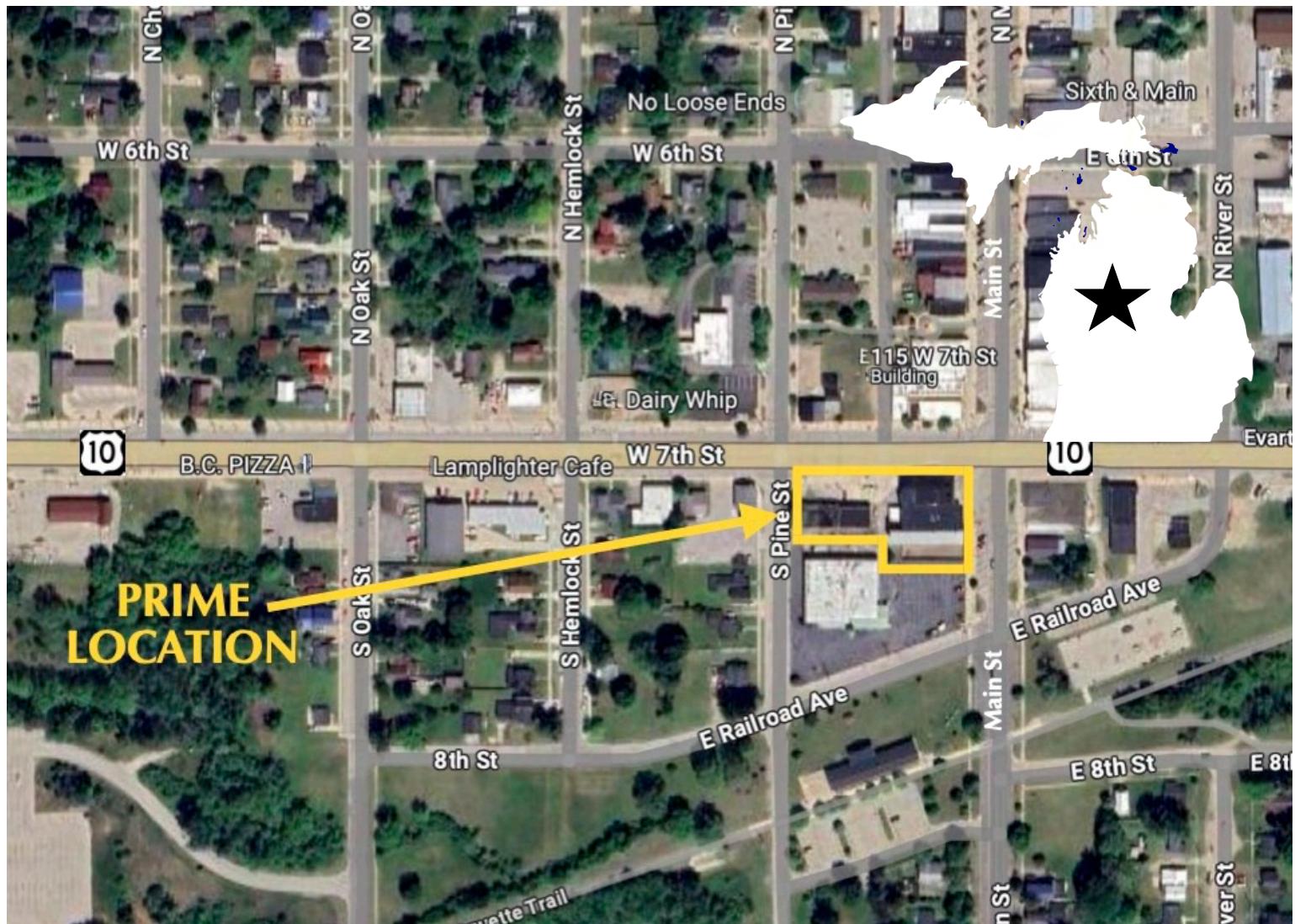
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# LOCATION

# 104 S Main Street, Evert Michigan

Spanning nearly an entire city block, this property is in a top position downtown Evart at US-10 and Main Street.





# BUILDING DETAILS

## BUILDING #1

The main building features both lower and upper levels with adaptable layouts. The main level hosts the hardware stores while the upper level previously served as tenant-occupied apartments and dance studio.

## BUILDING #2

Formerly a successful small engine repair business - ready to reopen or be utilized for a variety of uses.

## BUILDING #3

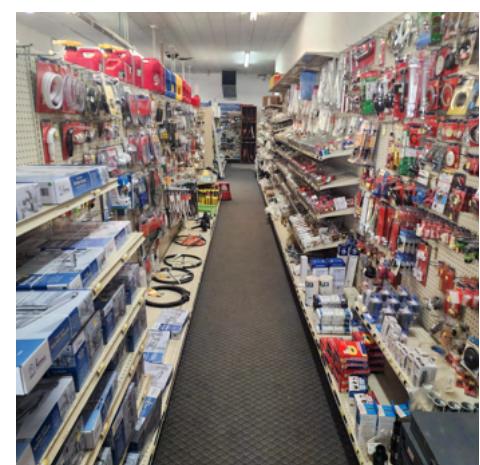
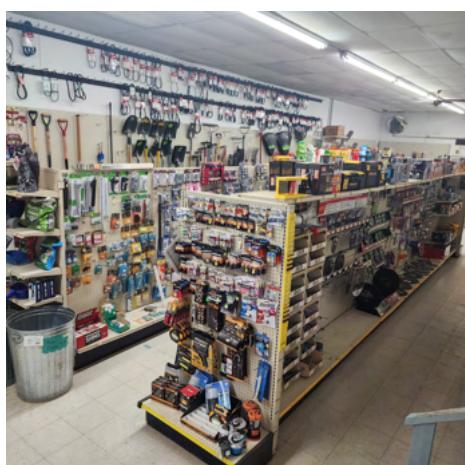
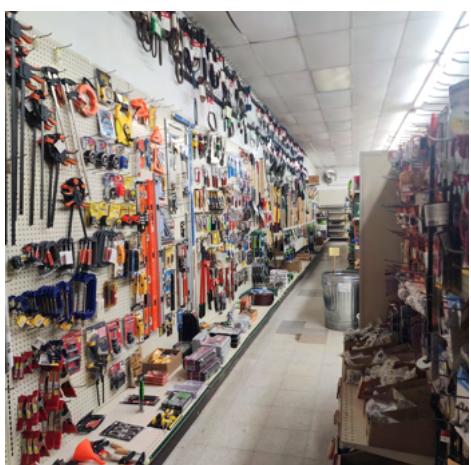
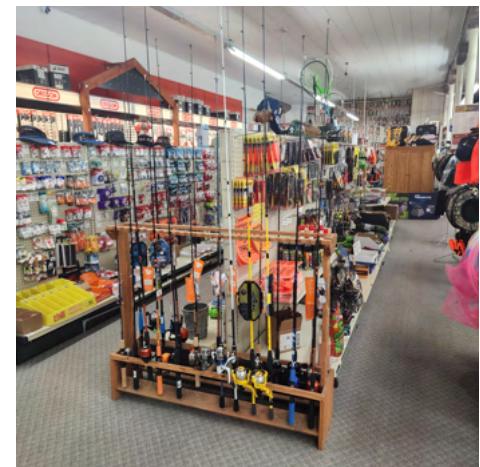
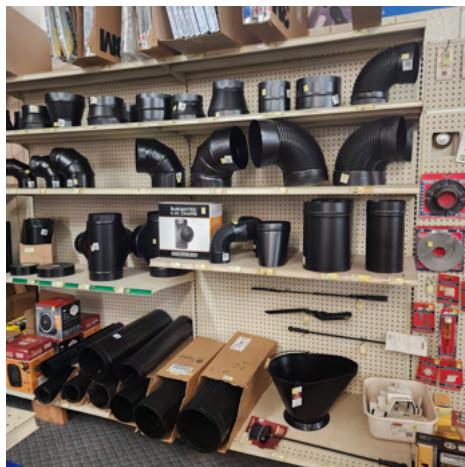
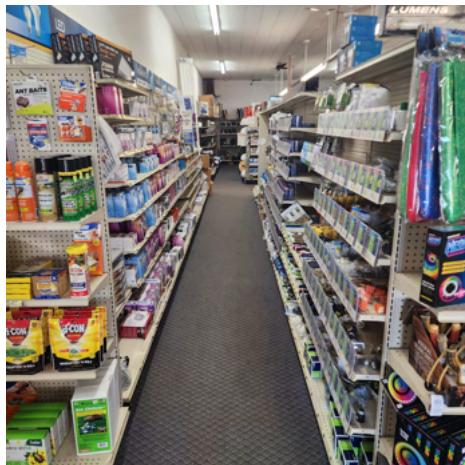
Former gas station - ready to be reimaged for a variety of uses.





# HARDWARE STORE

Included in the sale is a fully operational, well-stocked hardware store affiliated with Do-It-Best, currently staffed and running independently. Inventory negotiable.





# REVITALIZATION INCENTIVES

This property offers a very rare opportunity with several revitalization incentives for an added value to an already compelling investment.

Whether you're looking to expand a retail operation, develop mixed-use space or invest in a thriving small-town community, this property has strong fundamentals and immediate potential.

- **Michigan Opportunity Zone**

[www.michigan.gov/opportunityzones](http://www.michigan.gov/opportunityzones)

- **Michigan Main Street (MMS) Community**

[www.miplace.org/programs/michigan-main-street](http://www.miplace.org/programs/michigan-main-street)

- **Downtown Development Authority (DDA) District**

<https://www.evartmainstreet.com/>

- **Redevelopment Ready Community® (RRC)**

*close to certification*

[www.miplace.org/programs/redevelopment-ready-communities/](http://www.miplace.org/programs/redevelopment-ready-communities/)

- **Historic District**

*expected designation by September 2025/*

[www.miplace.org/historic-preservation/programs-and-services/local-historic-districts/](http://www.miplace.org/historic-preservation/programs-and-services/local-historic-districts/)