

# SPACE FOR LEASE/RENT



## LOCATED IN THE HEART OF ALPENA...

This exceptional property is located in vibrant downtown Alpena and is surrounded by retail, dining and residential properties and is adjacent to the recently renovated Sanctuary Cinema.

The two story building is currently an office space but offers excellent mixed-use possibilities, including upstairs residential housing.

## PROPERTY DETAILS

### LOCATION

111 S. 2nd Ave.  
Alpena, MI 49707

### SQUARE FOOTAGE

13,600 SF

### LEASE DETAILS

Inquire for lease rates!

CALL FOR A TOUR!

111

989.358.7181



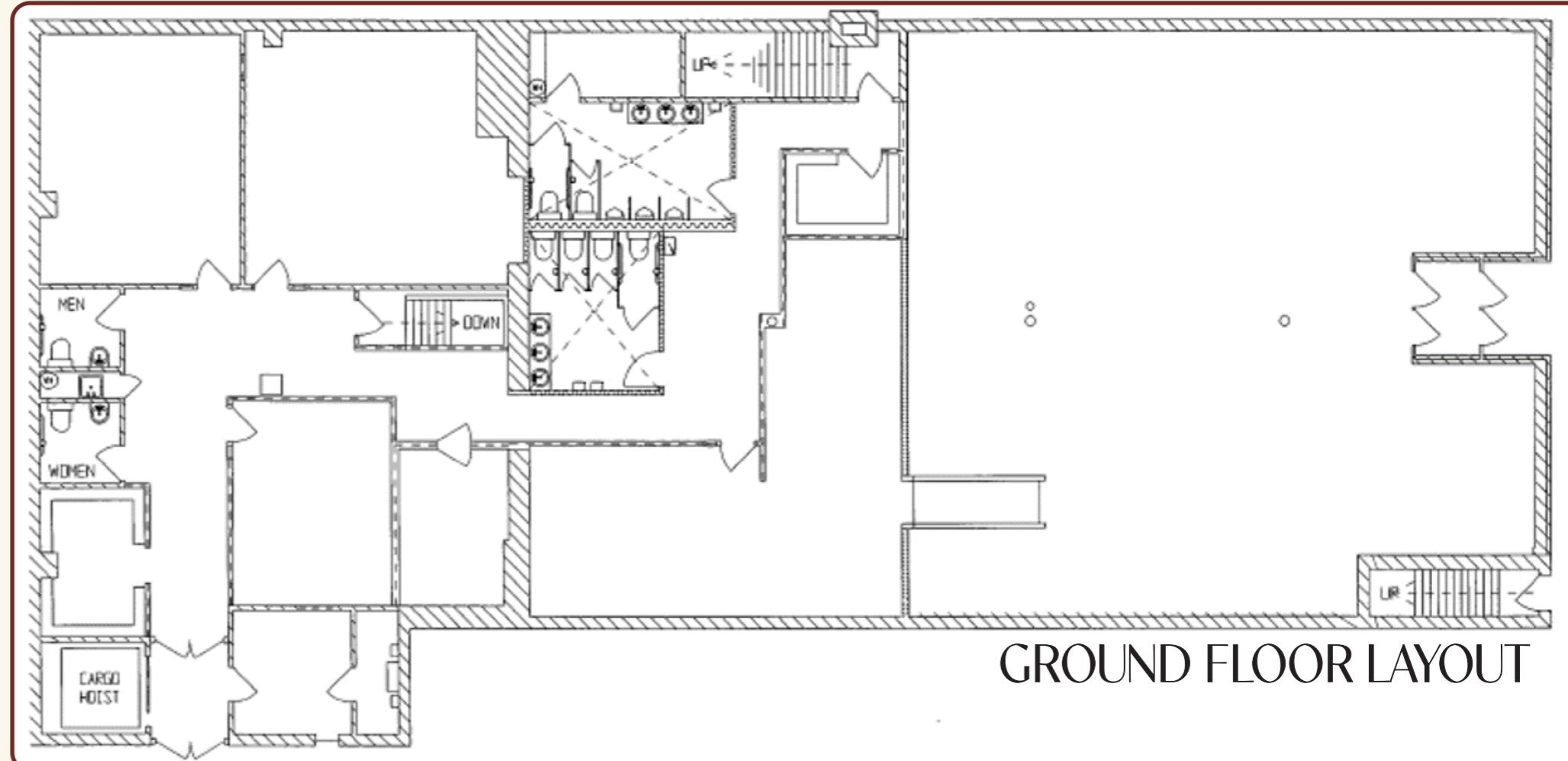
# GROUND FLOOR

111 S. 2nd Ave. Alpena, MI 49707

## DETAILS

Approx. 6,800 SF

AVAILABLE  
IMMEDIATELY!



GROUND FLOOR LAYOUT



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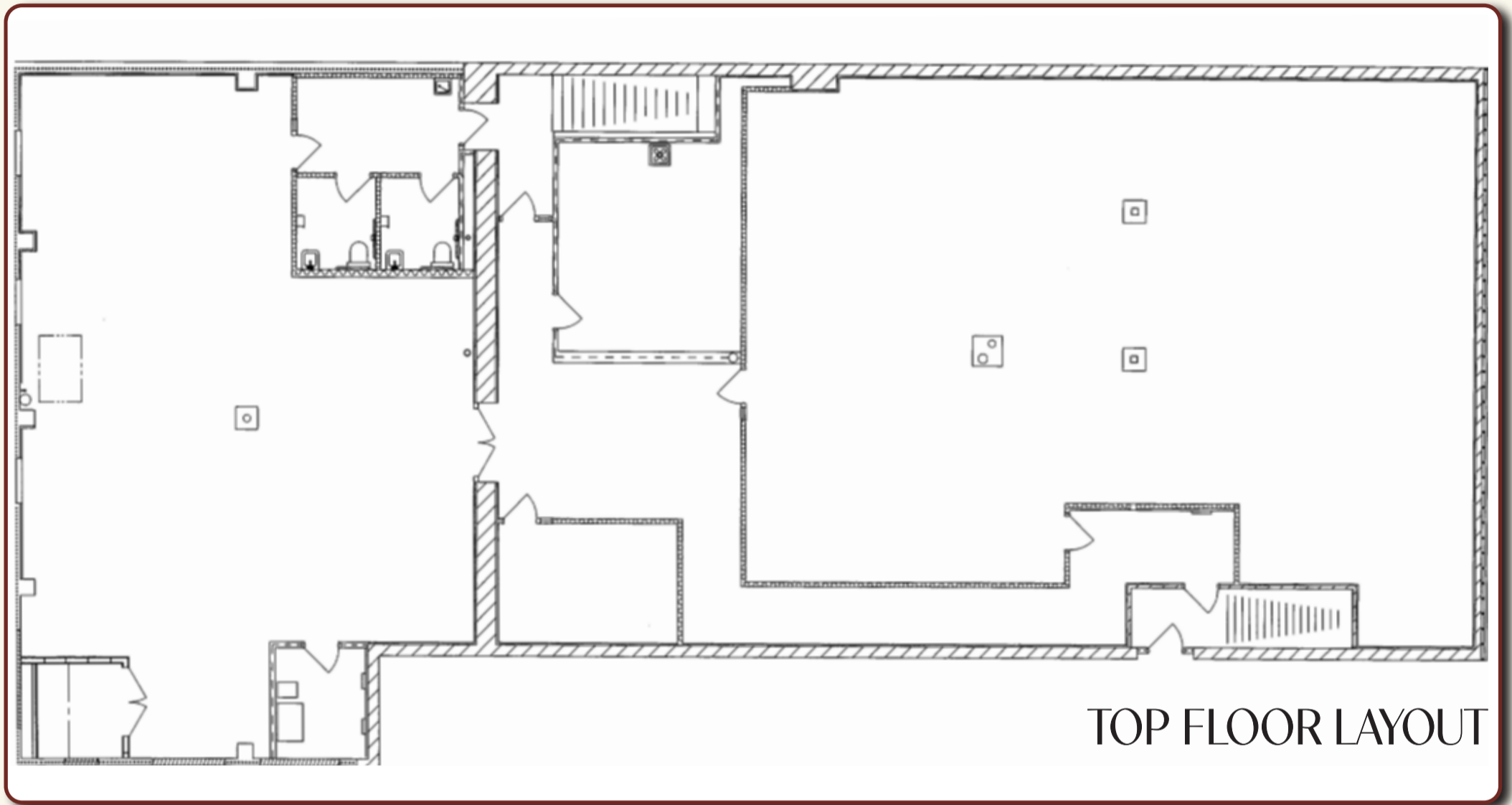
# TOP FLOOR

111 S. 2nd Ave. Alpena, MI 49707

## DETAILS

Approx. 6,800 SF

# CURRENTLY OCCUPIED



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# THE HEART OF ALPENA

Beginning in early 2024, Alpena will be developing a new plaza featuring a stage for live entertainment, downward-sloping creek, a gas fire pit and many other amenities.

## CRAFT BEVERAGES

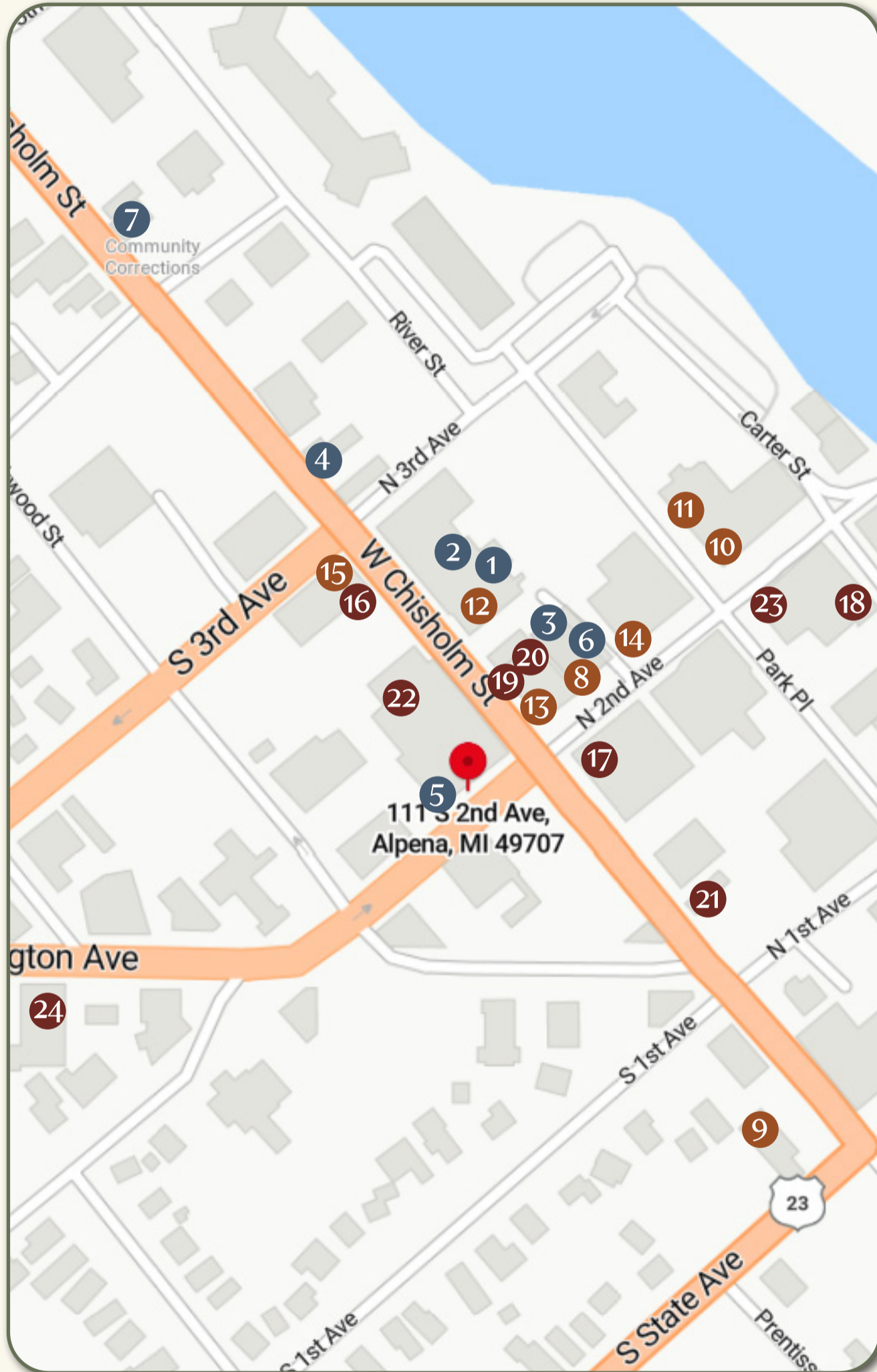
- 1 Rusty Petunias
- 2 Hopside Brewery
- 3 Thunder Bay Winery
- 4 PIF Cider
- 5 The Black Sheep Pub
- 6 The Nucleus Lounge
- 7 Latitudes Tavern

## DOWNTOWN CUISINE

- 8 The Fresh Palate
- 9 BIGGBY Coffee
- 10 Cabin Creek Coffee
- 11 Red Brick Tap & Barrel
- 12 Mangos Tequila Bar
- 13 Downtown Scoops
- 14 The Bulldog
- 15 Blue Moon Café

## RETAIL SHOPS

- 16 Myers Fashions Etc.
- 17 Traveling Ladders
- 18 The Bluebird Boutique
- 19 Bolenz Jewelry
- 20 The Local Basket Case
- 21 Cedar & Threads
- 22 Colburn Outfitters
- 23 Sweet Baby James
- 24 Emery Enterprises Inc.



...AND MANY MORE!