

**HOT BUY POSTED 7-20-2020**

# L'ANSE REAL ESTATE OPPORTUNITY

## "Winkler" Property

**A Revitalization Ready property located in L'Anse**

833 Sicotte Ave., L'Anse MI 49946

### 14,500 SQUARE FEET

of ideal workforce housing. Ideal for rejuvenation into condominiums or apartments

### PREVIOUSLY SERVED

as Winkler Nursing Home

### CONVENIENT PARKING

for 15-20 cars

### FIBER INTERNET

connection available

### YEAR BUILT

1962

### FANTASTIC LOCATION

near school, hospital and within walking distance of downtown L'Anse or Lake Superior waterfront.

### ROOF

replaced in 2003.

### LAKE VIEWS

of Lake Superior and Keweenaw Bay.

### SAFE

No lead paint. Asbestos abatement completed in 2002.

### UTILITIES

all in place.



*Located between Houghton & Marquette in Michigan's Upper Peninsula – two major university towns*

### ✓ Ideal Workforce Housing

Satisfy current housing shortage in Baraga County

### ✓ Financial Incentives Possible

Brownfield Grant and Loans  
Opportunity Zone  
Housing and Urban Development Subsidies  
Michigan State Housing Development Authority Tax Credits

### ✓ No Rezoning Required

1.35 acres of zoned mixed-residential land

**"Based on urgent L'Anse housing needs and limited options, we see the Winkler Property as an IDEAL investment opportunity."**





## CONTACT FOR MORE INFORMATION

### **Baraga County Chamber of Commerce**

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Learn more at: [www.winklerproperty.com](http://www.winklerproperty.com)

Overview presented by  
**Baraga County Chamber of Commerce**

