



Thank you for your interest in leasing space at **100 N Second Ave in Downtown Alpena, Michigan**. This high visibility storefront is located on one of the most prominent corners downtown. Located on the corner of Second Avenue and Chisholm Street, this building has been a mainstay in the heart of downtown for over 150 years. For the last thirty five years, it has been home to Olivet Book & Gift, a Christian bookstore. We are looking for the next business to usher in the next chapter for this iconic storefront.

**Property History:** Built in the late 1800's, this two-story building has been home to a variety of retail businesses over the years, including Martinson's and Harry's Haberdashery. For the last thirty five years, it has been home to Olivet Book & Gift, a locally-owned Christian bookstore.

**Space Details:**

- First floor commercial space totalling 2,144 square feet
- Second story mezzanine 1,456 square feet (currently used for storage)
- Basement totaling 2,144 square feet for storage
- Original turn-of-the-century pressed tin ceilings and wood floors
- Two entrances (primary entrance on Second Ave; secondary on Chisholm St)
- High visibility storefront windows for merchandise display on Second Ave
- Two utility restrooms/ storage

**Tenant Preference:** Retail business preferred. Possibilities include:

- Men or women's clothing store
- Card and gift store
- Floral shop

***The business is also for sale. Olivet Book & Gift has a solid customer base and has been part of the downtown for 35 years. The owner is open to selling the business to the right person who wants to continue its operations.***

**Business Requirements:** Interested parties will need to submit a business plan for review. If you do not have a business plan, Target Alpena can assist you. Contact Timothy Rygwelski at 989-971-9794 or [trrygwel@svsu.edu](mailto:trrygwel@svsu.edu)

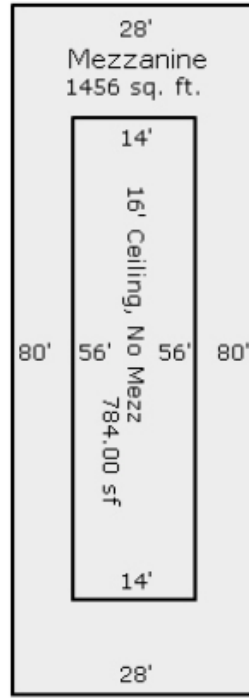
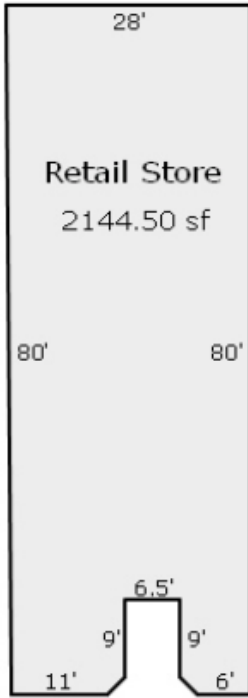
**Incentives:** Please contact the Alpena Downtown Development Authority (DDA) about incentives for new or existing businesses to open within the DDA district. Contact Anne Gentry at 989-356-6422 or [anneg@alpena.mi.us](mailto:anneg@alpena.mi.us)

**For more information on the space or business for sale, contact:**

Mary Rajasekhar at 989-464-9545



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Photo by John Penrod



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