

# Development Opportunity

## CONSUMERS ENERGY BUILDING (212 W MICHIGAN AVE)

**Description:** Built to house Consumers Energy in 1926, the building's most recent use was as a temporary office space for City employees while City Hall was being renovated in 2005. In 2004, the Consumers Energy Building was purchased by the City of Jackson for redevelopment while Consumer Energy consolidated in a new headquarters within the Downtown. The Consumers Energy Building is located between the Hayes Hotel, which is also available for development, and a historic church as the backdrop to Blackman Park .An ESA Phase II and asbestos survey have been completed on the property.



### Property Summary:

Parcel Number	1-0080
Building Owner	City of Jackson
Year Built	1926
Number of Floors	11 plus basement
Building Sq Ft	183,557 (216,032 including basement)
Floor Sq Ft	10-4 (17,951), 2 (28,950), 1 with garage (28,950); Basement with garage (32,475)
Lot Size	132' x 264'
Acreage	0.80
Parking	18 covered spaces, additional parking negotiable
Elevator	6 passenger; 1 freight
HVAC	Boiler with separate air conditioning
Architectural Style	Georgian Revival
Historic Designation	No
Zoning	C-3 Central Commercial
Incentives	<ul style="list-style-type: none"><li>• Negotiated price</li><li>• Brownfield Tax Increment Financing &amp; Federal Environmental Protection Agency (EPA) grant funds</li><li>• Federal and State Historic Tax Credits</li><li>• Obsolete Property Rehabilitation District</li><li>• Neighborhood Enterprise Zone</li><li>• New Market Tax Credits Financing</li></ul> <p><i>Additional incentives may be available based on development and actual economic incentives will be evaluated based on plans.</i></p>



### Property Contact:



City of Jackson  
Community Development Department  
517.768.6433