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## Ready to start your new business?

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### ***Looking for THE RIGHT LOCATION & BUSINESS OPPORTUNITY?***

***We have it with these 3***

***City-owned, vacant sites, immediate occupancy!***

The City of Imlay City invites you to submit a business proposal for the purchase and re-development of several city-owned sites in the heart of Imlay City, Michigan. Our target objective is to have an operational business that will draw people (both visitors and locals) to downtown Imlay City and kickstart the revitalization of this once-vibrant area.

These three prime locations present an exciting opportunity for innovative ventures to contribute to the growth and vitality of our community. With its strategic positioning and access to key amenities, these sites hold immense potential for a variety of commercial, or mixed-use projects. We are seeking proposals that not only demonstrate a clear vision for maximizing the site's potential but also prioritize sustainable and inclusive development practices.

Collaborate with us to shape the future landscape of Imlay City, and let's create a vibrant space that stimulates our business base, and enhances the quality of life for this regional area. We look forward to reviewing your proposals and embarking on this transformative journey together.

The development site includes three individual parcels (see survey):

338 East Third Street - parcel ID#: I19-59-100-001-00 (former Fire Hall location - orange)

406 East Third Street - parcel ID#: I19-59-100-002-00 (former Public Works location - blue)

400 East Third Street - parcel ID#: I19-59-100-003-00 (former Sign Shop location - green)

Proposers can submit proposals for one, two or all three parcels based on their desired project outcome.

Electronic proposals will be accepted through 4:00 pm April 3 2024 via email to:

[DDAdirector@imlaycity.org](mailto:DDAdirector@imlaycity.org) or in-person to City Hall 150 North Main Street, Imlay City, MI 48444.

The City of Imlay City reserves the right to reject any and all submissions at its sole discretion.

For requests of clarifications or a property tour contact City Manager Craig Horton

[citymanager@imlaycity.org](mailto:citymanager@imlaycity.org) or DDA Director Christine Malzahn [ddadirector@imlaycity.org](mailto:ddadirector@imlaycity.org)

The entire RFP, completed EGLE Environmental Study Reports, and a Fire Hall marketing brochure can be found on our website: [www.icdda.com](http://www.icdda.com) or documents can be downloaded from the following links:

<https://www.icdda.com/download/9083/imlay-city-development-rfp-v3.pdf>

<https://www.icdda.com/doing-business/assistance-programs>

NW CORNER  
BLOCK 17

CENTER POST  
SECTION 17  
T.7N., R.12E.

N-S. 1/4 LINE  
OF SECTION 17

1" = 60'

0 60 120

MAIN STREET

N 02°07'08" E 187.93'

# CERTIFICATE OF SURVEY

PART OF THE SOUTHEAST 1/4 OF SECTION 17, TOWN 7 NORTH,  
RANGE 12 EAST, CITY OF MILAY, Lapeer County, Michigan.

NOTE:  
OFFICE USES THIRD STREET  
FOR ACCESS.

NOTES:  
BEARINGS ROTATED TO SURVEY IN L.S.15.  
P. 66.  
NO TITLE WORK HAS BEEN SUPPLIED  
BY THE CLIENT FOR PURPOSES OF  
THIS SURVEY. THEREFORE NO GUARANTEE  
IS MADE THAT ANY OR ALL EASEMENTS  
BOTH RECORDED AND UNRECORDED ARE  
SHOWN ON THIS SURVEY.  
SPITS SUBJECT TO CITY APPROVAL.



S. 1/4 COR.  
SECTION 17  
T.7N., R.12E.

SOUTH LINE OF  
SECTION 17

2645.43' E  
N 89°24'41" E

SE CORNER  
SECTION 17

F. CONC.  
MON.

CEDAR STREET  
(STATE TRUNKLINE 53)

R.A. DUTHLER  
LAND SURVEYOR LLC

PH: (616) 724-6532

LANDSURVEYOR@7200.ORG

158 EAST THIRD STREET

MILAY CITY, MI 48844

PREPARED FOR:

THE CITY OF MILAY CITY

JUNE 11, 2022

JOB# 110407-2822 SPILT



- LEGEND
- GOVERNMENT COR.
  - FOUND IRON BAR
  - SET IRON BAR
  - FOUND CONCRETE MON.
  - (M) — MEASURED
  - (N) — RECORDED

SURVEYOR'S CERTIFICATE

I hereby certify that I have surveyed and mapped the land above platted  
and/or described on June 12, 2022 and that the relative positional  
precision of each corner is within the limits accepted by the practice of  
professional surveying and complies with P.A. 132 of 1970 as amended.



# CERTIFICATE OF SURVEY

## LEGAL DESCRIPTION: (PARCEL B2) FORMER FIRE HALL PARCEL

A parcel of land in the Southeast 1/4 of Section 17, Town 7 North, Range 12 East, City of Imlay City, Lapeer County, State of Michigan is described as: Commencing at the South 1/4 Corner of said Section 17; thence N.02°07'29"E., 981.01 feet along the North-South 1/4 line of said Section 17; thence S.78°17'03"E., 1004.47 feet parallel with and 53 feet in perpendicular width North of the centerline of the main line tracks of the Grand Trunk Western Railroad (now Canadian National Railway) to the West line of Lot 5 of said Block 17 (if extended) to the Point of Beginning; thence along said West line, N.11°29'47"E., 185.58 feet to the Northwest Corner of said Lot 5; thence along the North line of Lots 5 and 6 and the South line of Third Street (80 feet wide), S.78°21'43"E., 121.40 feet; thence S.11°38'17"W., 185.74 feet to a point on the North line of said Grand Trunk Western Railroad (99 feet Wide) said point is 53 feet in perpendicular width from the centerline of the main tracks of said railroad; thence along said North line, N.78°17'03"W., 120.94 feet to the Point of Beginning and containing 0.516 acres. Subject to and together with a Proposed 24-foot ingress and egress easement, described below. Subject to all easements, restrictions, and right of ways of record.

## LEGAL DESCRIPTION: (PARCEL B3) FORMER DPW GARAGE PARCEL

A parcel of land in the Southeast 1/4 of Section 17, Town 7 North, Range 12 East, City of Imlay City, Lapeer County, State of Michigan is described as: Commencing at the South 1/4 Corner of said Section 17; thence N.02°07'29"E., 981.01 feet along the North-South 1/4 line of said Section 17; thence S.78°17'03"E., 1125.41 feet parallel with and 53 feet in perpendicular width North of the centerline of the main line tracks of the Grand Trunk Western Railroad (now Canadian National Railway) to the Point of Beginning; thence N.11°38'17"E., 185.74 feet to the South line of Third Street (80 feet wide); thence along said South line, S.78°21'43"E., 121.57 feet; thence S.11°38'17"W., 83.00 feet; thence S.78°21'43"E., 89.03 feet parallel to the South line of Third Street to a point on the West line of Survey recorded in Liber S15, Page 928 of the Lapeer County Records; thence along said West line, S.11°37'11"W., 103.03 feet to a point on the North line of said Grand Trunk Western Railroad (99 feet Wide) said point is 53 feet in perpendicular width from the centerline of the main tracks of said railroad; thence along said North line, N.78°17'03"W., 210.63 feet to the Point of Beginning and containing 0.729 acres. Subject to a Proposed 24-foot ingress and egress easement, described below. Subject to all easements, restrictions, and right of ways of record.

## LEGAL DESCRIPTION: (PARCEL B4) FORMER SIGN SHOP PARCEL

A parcel of land in the Southeast 1/4 of Section 17, Town 7 North, Range 12 East, City of Imlay City, Lapeer County, State of Michigan is described as: Commencing at the South 1/4 Corner of said Section 17; thence N.02°07'29"E., 981.01 feet along the North-South 1/4 line of said Section 17; thence S.78°17'03"E., 1336.04 feet parallel with and 53 feet in perpendicular width North of the centerline of the main line tracks of the Grand Trunk Western Railroad (now Canadian National Railway) to a point on the West line of Survey recorded in Liber S15, Page 928 of the Lapeer County Records; thence along said West line, N.11°37'11"E., 103.03 feet to the Point of Beginning; ; thence N.78°21'43"W., 89.03 feet parallel to the South line of Third Street; thence N.11°38'17"E., 83.00 feet to the South line of Third Street (80 feet wide); thence along said South line, S.78°21'43"E., 89.00 feet to a point on the West line of Survey recorded in Liber S15, Page 928 of the Lapeer County Records; thence along said West line, S.11°37'11"W., 83.00 feet to the Point of Beginning and containing 0.170 acres. Subject to all easements, restrictions, and right of ways of record.

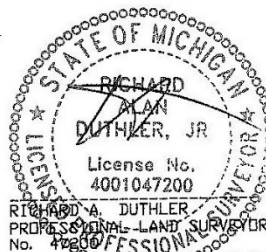
## LEGAL DESCRIPTION: (INGRESS AND EGRESS EASEMENT)

A parcel of land in the Southeast 1/4 of Section 17, Town 7 North, Range 12 East, City of Imlay City, Lapeer County, State of Michigan is described as: Commencing at the South 1/4 Corner of said Section 17; thence N.02°07'29"E., 981.01 feet along the North-South 1/4 line of said Section 17; thence S.78°17'03"E., 1125.41 feet parallel with and 53 feet in perpendicular width North of the centerline of the main line tracks of the Grand Trunk Western Railroad (now Canadian National Railway) to the Point of Beginning; thence N.11°38'17"E., 185.74 feet to the South line of Third Street (80 feet wide); thence along said South line, S.78°21'43"E., 24.00 feet; thence S.11°38'17"W., 185.74 feet to a point on the North line of said Grand Trunk Western Railroad (99 feet Wide) said point is 53 feet in perpendicular width from the centerline of the main tracks of said railroad; thence along said North line, N.78°17'03"W., 24.00 feet to the Point of Beginning.

**R.A. DUTHLER**  
**LAND SURVEYOR LLC**

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LANDSURVEYOR@47200.ORG  
158 EAST THIRD STREET  
IMLAY CITY, MI. 48444

PREPARED FOR:  
THE CITY OF IMLAY CITY  
JUNE 13, 2022  
JOB# 110407\_2022 SPLT



DUTHLERLANDSURVEYOR.COM

SHEET 3 OF 3