ABOUT THE SITE

Overview: The City of Sault Ste. Marie is working to facilitate development of a privately-owned, vacant, 1.72-acre site in the City’s downtown. The owner of the site, the City, and the community have invested significant time and resources into developing a broad vision for the site and surrounding area, which has potential for mixed-use and tourism-oriented development.

QUICK FACTS

Size ...................... 1.72 acres, 157' frontage
Zoning .................. B-2 Central Business District
Parcel Number ...... 08-051-141-002-20
Address ................. 146 Ridge St
WalkScore ............ 75 - Very Walkable

INTERESTED?
Justin Knepper
Downtown Manager
Sault Ste. Marie Downtown Development Authority
(906)635.6973

www.downtownsault.org
QUALITY OF LIFE

Sault Ste. Marie, “Michigan’s First City,” offers an appealing mix of assets and amenities, including:

RECREATION
Sault Ste. Marie has year-round amenities including; snowmobiling, cross-country and downhill skiing; Lake Superior State University Division I NCAA hockey; multiple area golf courses; world-class fishing along the St. Mary’s River; hiking; an active local biking club; and professional live theatre, opera, and musical performances at four area venues.

TOURISM AND HISTORY
The city is a major tourist destination, attracting over 600,000 visitors each year. Attractions included the S.S. Valley Camp Museum and the Great Lakes Shipwreck Museum, Soo Locks, and the Kewadin Casino.

DOWNTOWN
With over 30 retail stores, more than 200 business and organizations, and dozens of historic buildings, Downtown Sault Ste. Marie offers something of interest for everyone.

MARKET DEMAND

- Nearly all of the 200 multi-family rental units near Downtown Sault Ste. Marie are at 95% occupancy or above
- Market of 629 “moving” households annually for new urban housing in Downtown Sault Ste. Marie

THE MARKET CAN ANNUALLY SUPPORT:

- 36 to 54 rental units between $650 and $1,400 per month
- 26 Condominiums ranging from $115,000 to $175,000
- 68 Townhomes ranging from $145,000 to $195,000

THERE ARE MAJOR EMPLOYERS IN SAULT STE. MARIE THAT DRIVE DEMAND FOR NEW HOUSING:

- Roughly 300 stationed U.S. Coastguard and U.S. Army Corps of Engineers personnel
- Over 800 employees at War Memorial Hospital
- Nearly 2,000 students and 150 faculty and staff at Lake Superior State University