

Redevelopment Opportunity

City of Keego Harbor, MI

Corner Property

DESCRIPTION

Located at the prime Orchard Lake Road and Cass Lake Road corner, this site is a key part of creating a vibrant downtown area in Keego Harbor. The City aims for a downtown-style mixed-use site complete with pedestrian seating and other amenities, publicly-available parking, and attractive landscaping at this site. The site will be developed to the standards for the Village Overlay District. A mixed-use development will improve the City's tax base through desirable commercial and residential space.

Alternatively, the City would support more dense development of this site to include additional downtown-style commercial buildings with residential use on upper floors to increase the City's tax base.

Either proposal provides new life for this long-vacant parcel by adding desirable commercial space that will support Keego Harbor's tax base.

PERMITTED USES

Low-intensity commercial uses (retail, restaurants, bars, food markets, and similar uses). **Multiple-unit residential** (duplexes, triplexes, fourplexes, upper-level residential above commercial).

ADDRESS

2980 Orchard Lake Road

CURRENT ZONING

C-2 General Business, Village Overlay District, Central Business District Context Zone

MAX. BUILDING HEIGHT

48'/3 stories

FUTURE LAND USE

Central Business District (CBD)

ACREAGE

0.62 acres

REALTOR INFORMATION

Please call the City of Keego Harbor at (248) 682-1930 for more information.



The Corner Proper in 2023 as shown on Oakland County Property Gateway



Concept rendering illustrating desirable development of the Corner Property. Here, the building is constructed close to the street, features large, transparent windows that attract shoppers to storefronts, and promotes placemaking through its signage, which is reminiscent of the marquis of the Keego Theatre.