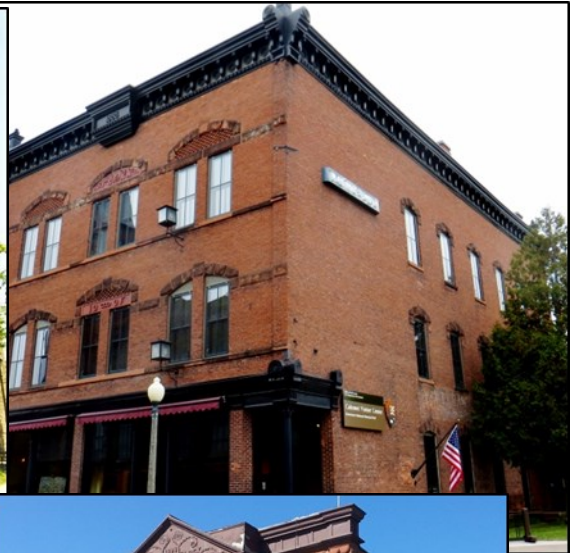


Village of Calumet

Development Prospectus



September 9, 2016

Keweenaw Economic Alliance
P.O. Box 724
Houghton, MI 49931
906-482-6817 jeff@kedabiz.com

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PLEASE NOTE: This prospectus was prepared by the Keweenaw Economic Development Alliance in cooperation with the Village of Calumet, Houghton County Land Bank and others. All Information provided is based on publically available sources. Properties other than those listed for sale or owned by the Village or Houghton County are included due to their vacant condition, the size of the building, and the premise that everyone has a price. All information was current and accurate as of September 9, 2016.

Redevelopment Opportunities in Calumet

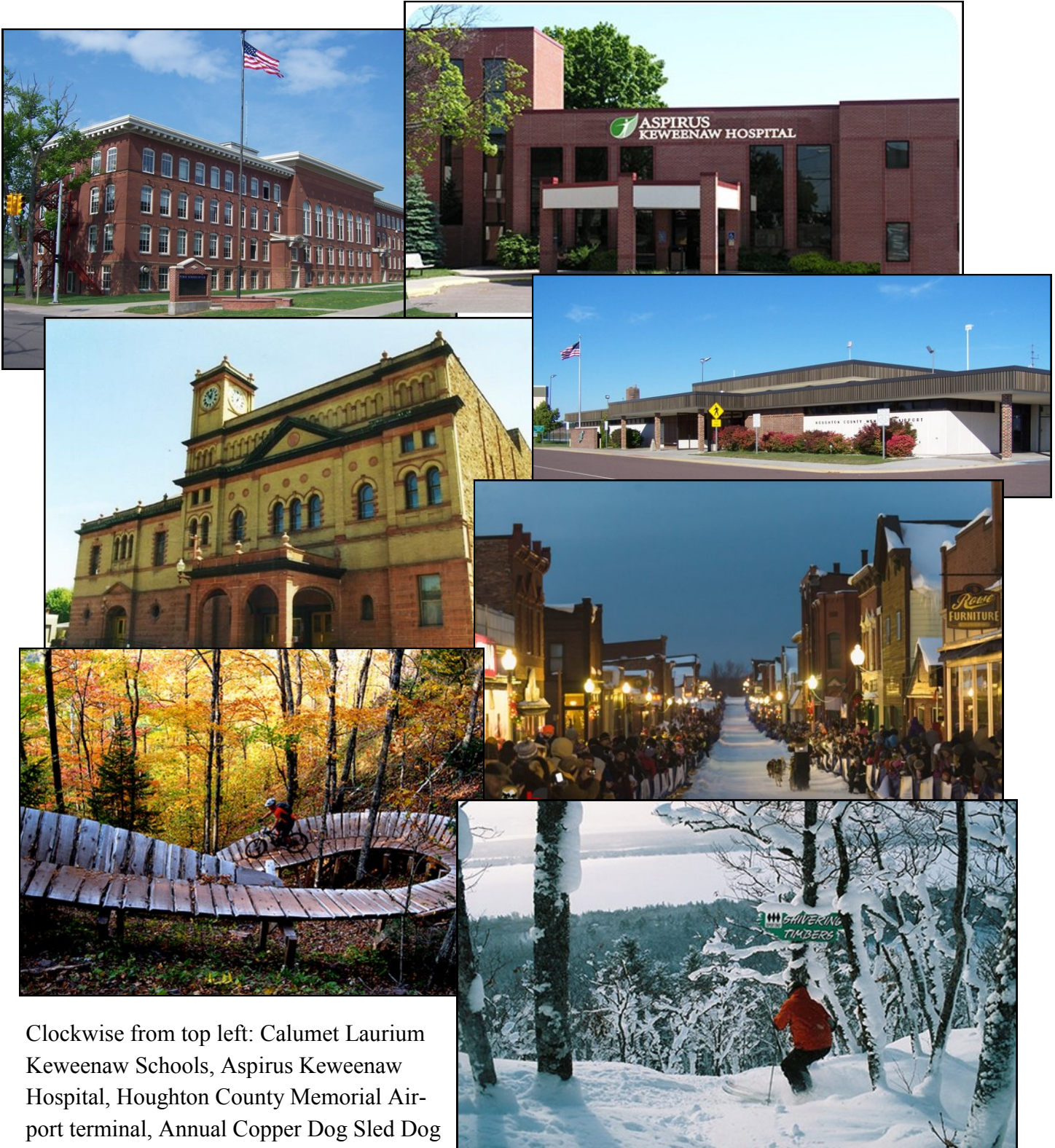
Why Calumet

Calumet is a town rich in the region's copper mining history in Upper Michigan's Keweenaw Peninsula. Calumet is a quarter of a square mile in size, but contains an eight block downtown (the largest in the region) that is unique in its historic character—from its beautiful original sandstone and brick buildings including the ornate Calumet Theater and brick paver streets to taverns with tile floors and bars built by the immigrant craftsmen from Germany and Italy. Calumet, along with its adjacent sister Village of Laurium, have a population density of over 3,000 people per square mile. The town serves a market area of over 13,000 full time residents and an average of 4,522 seasonal residents. The Keweenaw annually hosts over 300,000 visitors to bike, ski, snowmobile, fish, hunt, camp, hike, boat and take in the cultural heritage of the Keweenaw National Historical Park.

Calumet has all of the building blocks necessary for a renaissance. It has an active arts community, an active Main Street program, most of the amenities a vibrant downtown needs including several good restaurants and taverns with the potential for more, signature events and festivals, along with a solid base economy surrounding a town that serves as the portal to the key outdoor adventure recreation venues in the Keweenaw Peninsula drawing enthusiast from every population center throughout the Great Lakes region.

The area's excellent amenities include:

- Calumet Laurium Keweenaw Public Schools are highly ranked by Bridge Magazine, US News and World Report, and Newsweek (<http://www.clk.k12.mi.us/central-office/sups-blog>)
- Aspirus Keweenaw Hospital has received national awards for quality patient care and UP Health System—Portage is building a new clinic
- Historic Calumet Theater and an active arts community
- Grocery stores, merchandise retail, coffee shops, art galleries, restaurants, taverns, etc. all within walking distance. The grocery chain store in Calumet has a larger number of SKU's than does its store in Hancock.
- Houghton County Memorial Airport (CMX) with commercial air service connecting to Chicago is five minutes away
- Indoor and outdoor sports and recreation venues including the Calumet Colosseum and George Gipp Arena ice arenas, Swede Town Recreation Area—with trails that host the Great Deer Chase mountain bike race and Great Bear Chase cross country ski race—as well as direct access to the rail trail system that runs from Hancock to Copper Harbor
- 34 minutes from Mount Bohemia, a four season outdoor adventure resort with some of the most challenging downhill skiing in the Midwest, with an average of 270 inches of annual snowfall, 900 vertical feet, and lots of steep, variable terrain with no grooming and no snowmaking



Clockwise from top left: Calumet Laurium Keweenaw Schools, Aspirus Keweenaw Hospital, Houghton County Memorial Airport terminal, Annual Copper Dog Sled Dog Race start, Mount Bohemia, Copper Harbor Mountain Bike Trails, and the Calumet Theater

- 43 minutes from the Copper Harbor Trails, an IMBA silver rated mountain biking trail located at Copper Harbor with over 35 miles of challenging and picturesque single track trails

A number of projects are underway including the stabilization and rehabilitation of the Quello Block and Kirby buildings, completion of the Morrison School apartment conversion, planned renovation of at least three other buildings containing existing businesses, and expansions of at least two downtown businesses into new downtown buildings.

Development Potential

Calumet is the proverbial diamond in the rough whose development potential lies in its low cost of entry, identified regional demand for middle market attached housing, an available market area and visitor population to support mixed use development opportunities, and a local economic development team focused on supporting redevelopment opportunities.

Low Cost of Entry

Building asking prices range from \$0 to \$26.89 per square foot with listed buildings ranging from \$7.81 to \$21.84 per square foot with the median at \$11.62 and the mean at \$14.94 per square foot.

Demand for Attached Housing

The retention and attraction of talent to fill the professional, technology and manufacturing jobs being created in the region is linked to people who have an affinity with the area's outdoor adventure recreation opportunities and a desire to live in a low maintenance residence with easy access to a cool downtown, amenities and the outdoors. This link was identified during an economic development strategic planning process with the business leadership clearly noting that the appropriate mix of housing did not exist in the communities and that new employees were having to compromise their housing choices to less than desired configurations (student housing and old mine houses).

The type of housing that is missing can be easily developed in Calumet with asset acquisition costs substantially below other areas. Meeting the housing demand by developing buildings in downtown Calumet combined with a relatively solid income base in the surrounding area will also drive demand for the types of first floor commercial activities that create viable mixed use developments.

A recently completed Housing Target Market Analysis (TMA) supports the identified lack of appropriate mix of housing demanded by the talent being attracted by the area's growing companies. For the Calumet market, this identified housing demand can easily tap demand generated in the Houghton, Hancock, Lake Linden and other nearby markets due to the lack of supply and short distance between Calumet and these markets.

The TMA, completed for each of the primary incorporated municipalities of Houghton County in May 2016, provides verification that the upscale and middle market rental housing is missing in Houghton County—especially the middle market. Under an aggressive scenario (includes people moving in from outside as well as those moving within the County) the analysis identified an annual demand of 1,791 renters for all forms of attached rental units. Of these, 373 were in the upscale market and 1,360 were in the moderate market.

In Calumet this annual demand is 15 upscale units and 11 moderate units. When the proximity to the Houghton/Hancock area development in Calumet can easily tap the annual demand in Hancock, Houghton, Laurium, Dollar Bay, and Lake Linden. This demand equals 213 upscale and 1,063 moderate renters per year.

A review of identified attached rental units that are oriented to the above upper and moderate market renters shows that the effective rent per square foot (based on a one year lease) ranges from \$20 for a 600 s.f. 2-bedroom, 1 bath in a new 63 unit building next to Michigan Tech's campus in Houghton to \$10 for a 900 s.f. 3-bedroom, 2-bath in a newly rehabbed 17 unit former school building in Calumet. The average of 18 units identified is \$13 for 920 square feet. A new six unit building with a mix of loft-style and apartment units located nearly three miles north east of Hancock in a former mine hamlet is averaging \$12 for 829 square feet and includes garage and a small spa unit. Only one unit appears to be currently available.

See attachments for detailed TMA analysis.

Market Area

Due to the geography and transportation infrastructure (only one bridge crossing the Portage Waterway at Houghton-Hancock) Calumet's market area represents 1/3 of Houghton County's population with at or above average incomes. This market area contains 40% of Houghton County's household and family income and 37% of the County's population. In addition, 56% of Keweenaw County's household and family income is located in the adjacent Allouez Township and 73% of its population. Median and Mean Household Incomes for the market area are above the Houghton County median and mean incomes. Median and Mean Family Incomes are slightly below the Houghton County level. Nearly 30% of Houghton County's tax base is also found in this market area.

The Calumet area hosts traditional manufacturing, advanced manufacturing, and technology companies. The Calumet area is home to 52% of Houghton County's identified manufacturing and technology jobs including all of the County's machining and fabricating companies, four technology companies, and the largest manufacturing employer—an electronic circuit board manufacturer. 10 miles and ten minutes to the south are the twin Cities of Houghton and Hancock and home to Michigan Technological University, Finlandia University, UP Health System—Portage hospital, the headquarters of the largest bank in the Keweenaw (Superior National Bank), six technology companies, and four more small manufacturers.

Residents of the Calumet market area are employed similarly to the County as a whole except in construction, manufacturing, wholesale trade, and arts, entertainment, food service and lodging where employment is greater than the county as a whole, and information, finance, professional services, and educational services and health care where employment is slightly lower than the county.

Added to this economic base are the estimated 300,000 annual visitors and 4,500 seasonal residents that come for the outdoor adventure sports, cultural tourism, or just hanging out in the beauty of the Keweenaw Peninsula. Successful businesses have been reporting tourism spending increases year over year of 20%. Pure Michigan tourism marketing campaigns along with Upper Peninsula supported regional campaigns and the growing recognition of the area's outdoor recreation assets is boosting the Keweenaw's draw.

Development Team

A team lead by the local economic development organization includes representatives from the Village of Calumet, Houghton County Land Bank and Brownfield Redevelopment Authority, Calumet Historic Development Commission, Calumet Main Street, Calumet DDA, Region 1 Michigan Small Business & Development Center, and Keweenaw National Historical Park. This team will assist developers to access and package the appropriate federal, state and local development tools to support a project.



Redevelopment Tools

Brownfield Redevelopment Authority.

Houghton County's Brownfield Redevelopment Authority (HCBRA), established under the Brownfield Redevelopment Act PA 381 of 1996, as amended, can provide a developer with access to both MDEQ and MEDC related Tax Increment Financing as well as MDEQ grant and loan funding for appropriate projects. Eligible work includes environmental assessment, due care, lead and asbestos assessment and abatement, and demolition. Two buildings are owned by the Houghton County Land Bank which provides eligibility for some additional activities including public infrastructure and site work. Contact Jeff Ratcliffe, Executive Director, KEDA, 906-482-6817, jeff@kedabiz.com

Michigan Economic Development Corporation Community Assistance Program.

The Village of Calumet, working with the Keweenaw Economic Development Alliance (KEDA) and the Michigan Economic Development Corporation's (MEDC) Community Assistance Team can access Community Development Block Grant (CDBG) funding for qualified redevelopment projects. Because the Village of Calumet is designated as a National Historic District, redevelopment projects within the downtown automatically meet the National Objective for CDBG assistance on the basis of Slum and Blight (Historical Properties). Options exist that will allow CDBG funding to be used on a mixed use redevelopment project and result in the ability of the developer to rent all housing units for market rate. Contact Jeff Ratcliffe, Executive Director, KEDA, 906-482-6817, jeff@kedabiz.com

Historic Redevelopment Tax Credit.

The designation of Calumet as a National Historic District and having the district part of the Keweenaw National Historical Park gives a developer access to guidance and HRTC review by the locally-based National Park's Historic Architect prior to submission to the State Historic Preservation Office. Contact John Rosemurgy, Historic Architect, Keweenaw National Historical Park, 906-483-3036, john_rosemurgy@nps.gov

Houghton County and KEDA Revolving Loan Funds.

Houghton County and the Keweenaw Economic Development Alliance (KEDA) both maintain small revolving loan funds that can be used to assist either a developer or a commercial tenant of a redevelopment project to cover gaps in a total financing package. KEDA manages the Houghton County RLF which provides ease of access to these funds. Contact Jeff Ratcliffe, Executive Director, KEDA, 906-482-6817, jeff@kedabiz.com

Calumet DDA.

The Village of Calumet's Downtown Development Authority (DDA), established under Act 197 of 1974, as amended, can provide small amounts of grant funds towards the project costs. Contact Rob Tarvis, Village Administrator, 906-337-1713, rob.tarvis@villageofcalumet.com

Local Development Permitting Process

1. Contact Village Administrator to inform about the scope of the project. The Village Administrator will review for conformance to the Zoning Ordinance and Historic District Ordinance.
2. Repairs and general maintenance are allowable without a Certificate of Appropriateness from the Historic District Commission.
3. Renovation or rehabilitation of the exterior of a building including replacement of any exterior materials (doors, windows, siding etc.) or other major changes to appearance of a building within the Historic District requires the review and approval from the Historic District Commission. The Commission reviews exterior renovations/changes using the Secretary of the Interiors Standards for Rehabilitation. A developer files an application with \$20 fee along with a rendering showing the proposed changes. The HDC has 60 days from application to act. Applications must be filed at least seven (7) days prior to a regular HDC meeting. If the HDC fails to act the project is an automatically approved. The HDC process requires a public hearing and the issuance of a Certificate of Appropriateness.
4. For major projects permits will be required from the Houghton County Building Inspector per County Guidelines.

Contacts

Rob Tarvis, Administrator

Village of Calumet

Phone: (906) 337-1713

rob.tarvis@villageofcalumet.com

Todd LaRoux, Building Official

Houghton County Building Department

401 E. Houghton Avenue

Courthouse - 5th Floor

Houghton, MI 49931

906.482.2260

inspector@houghtoncounty.net

<http://www.houghtoncounty.net/directory-building.php>

Local Utility Providers

Water

Michigan American Water
311 5th St, Calumet, MI 49913
(906) 337-3502

Sewer

North Houghton Sewer Authority
25880 Red Jacket Rd, Calumet, MI 49913
(906) 337-0591

Natural Gas

SEMCO
Michelle Levine, Key Accounts
1411 3rd Street, Port Huron, MI 48060
810-887-3014

Electric Power

UPPCO
Dan Crane
18494 Canal Road, Houghton, MI 49931
906-483-4556 or 906-483-4507

Telecommunications

Charter Communications
1603 Enterprise Dr, Houghton, MI 49931
(888) 438-2427

Pasty Central
58542 Wolverine Street, Calumet, MI 49913
(906) 337-5979

ShoreWaves Internet and Telephone
47420 State Highway M26 , Houghton, MI 49931
(906) 523-9370

Local Licensed Design Professionals

Karin Cooper, Architect
UP Engineers and Architects
Houghton
906-482-4810
kcooper@upea.com

Jennifer Breitmoser, Architect
OHM Advisors
Hancock
906-482-0535
Jennifer.Breitmoser@OHM-Advisors.com

Barry Givens, P.E.
(Works with Lisa Wrate, Architect)
Division 1 Design
Houghton
906-483-7931
bjgivens@division1design.com

John Paul Pietila, P.E.
Traverse Engineering Services
Hancock
906-482-6696
traverseengineering@gmail.com

Available Property Index

Group 1

210 5th Street
206 5th Street
209 5th Street
211 5th Street
217 5th Street

Group 2

112-114 5th Street
114-120 5th Street
113 5th Street
512 Portland
102 6th Street
513 & 515 Scott Street
100 5th Street

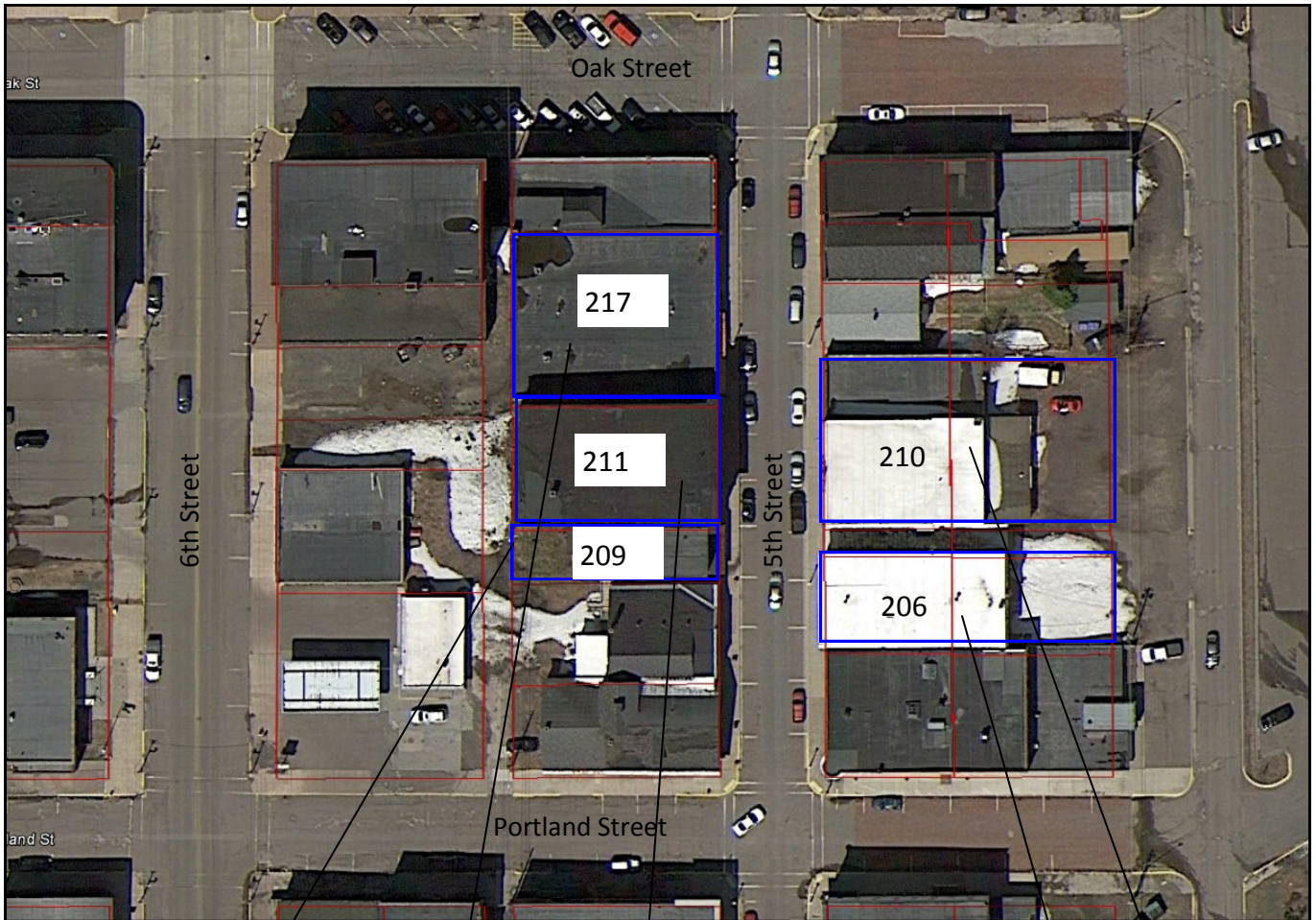
Group 3

400 7th Street
333 5th Street
322 5th Street
305 5th Street
305-307 6th Street
609-615 Oak Street

Group 4

427 5th Street
425 5th Street
426, 428, & 430 5th Street
451 Pine Street
501-507 Pine Street

Group 1



210 5th Street—For Sale





Price: \$124,900

Lot Dimensions: 80x136

Misc. Exterior: 220 Volts, Display Window, Inside Storage, Lighting, Loading Dock, Onsite Parking, Paved Parking, Restroom(s), Street Parking

Telephone: Yes

Cable: Yes

Natural Gas: Yes

Electric: Yes

Heat: Natural Gas Forced Air

Air Conditioning: None

Exterior: Brick, Masonry, Wood

Foundation: Concrete Piers, Stone

Basement: Partial

Construction: Conventional Frame, Masonry

Number of Levels: 2

Total Building Size: 10750 s.f.

Legal: S 22' OF LOT 2 & ALL OF LOT 3 BLK G VILL OF CALUMET + LOT 142 ASSESSOR'S PLAT OF BLUE JACKET, VILL OF CALUMET

Listing Office: Superior Properties, Tom Tikkenen, 906.369.3047, tomt@pasty.net

Building includes 6,000 square feet of open retail area plus heated loading dock with storage, accessible from the property's Fourth Street parking area. 3,750 square feet of vacant second story space that can be renovated into apartments or office space.

206 5th Street—For Sale





Price: \$81,500

Lot Dimensions: 45x76 & 45x60

Type: Comm Bldg/No Business

Misc. Exterior: Fixtures, Inside Storage, Lighting, Onsite Parking, Paved Parking, Restroom(s), Sidewalks, Street Parking

Telephone: Yes

Cable: Available

Natural Gas: Yes

Electric: Yes

Heat: Natural Gas Hot Water, Other

Air Conditioning: Wall Unit

Exterior: Brick, Wood

Foundation: Stone

Basement: Full

Construction: Conventional Frame, Masonry

Number of Levels: 2

Total Building Size: 9075 s.f.

Legal: Lot 4 Block G excluding N 12.71' Village of Calumet and Lot 143 Assessor Plat of Blue Jacket

Listing Office: Century 21 North Country, Kristine Weidner, (906) 482-0001 ext. 117, (906) 281-1848

Main floor includes store front w/ample room for display, office space & easy access by ramp. 2nd floor has chair lift for access from Fifth Street. Beautiful woodwork, hardwood floors, gorgeous ceiling, built in drawers & cabinets & more! Parking on Fifth St & behind the store. Heat: Steam Heat (installed in 2004-05). Air conditioning on main floor. The upper floor served as an Odd Fellows Hall. Basement has great storage w/built in shelving & conveyor belt for easy transport. Storage rooms also on main floor. Roof is a seamless roof installed by Dan Riutta in the 90's.

209 5th Street—For Sale





Price: \$65,000

Lot Dimensions: 25 x 98

Type: Comm Bldg/No Business

Rental Options: No Rental Available

Misc. Exterior: Display Window, Inside Storage, Living Space, Restroom(s), Sidewalks, Street Parking

Telephone: Available

Cable: Available

Natural Gas: Yes

Electric: Yes

Heat: Natural Gas Hot Water

Air Conditioning: None

Exterior: Wood

Foundation: Stone

Basement: Full

Construction: Conventional Frame

Number of Levels: 2

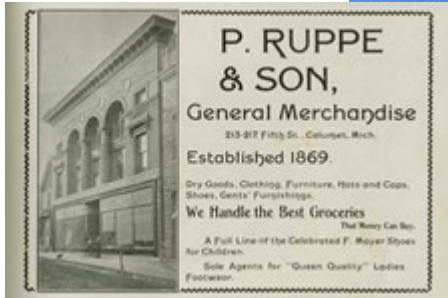
Total Building Size: 2976 s.f.

Legal: N 25' of Lot 4, Block A, Village of Calumet

Listing Office: Superior Properties, Tom Tikkenen, 906.369.3047, tomt@pasty.net

Premier High Efficiency furnace installed in 2012. 2 bedroom apartment upstairs for either tenant occupancy or owner living. Lower level/retail space features display window, large retail space with historic pocket doors to bracket the two-room space, office and restroom.

211 5th Street—Ruppe Building



Peter Ruppe Jr. opened the Calumet branch of Ruppe & Sons in 1869. The existing building was first constructed after the Red Jacket fire of 1870. It was originally only two stories tall. In 1899 a third story and a new store front were constructed to keep up with growing demand and competition from other stores, such as Vertin's Department Store on Oak Street.

P. Ruppe & Son undertook \$12,000 worth of renovations to a two-story frame building to produce this handsome commercial block for their store. As reported in the newspaper, "An entire new front of pressed brick and terra cotta from foundation to roof has been built, a third story has been added, and the store throughout entirely renovated."¹¹ In addition, "Contractor Ed Ulseth says it will be the 'swellest' front in the city."¹² The 57' x 100' building has a brick front trimmed with terra cotta. Three two-story round-arched windows are separated by fluted columns. Marble roundels decorate the wall above the arches. A modillioned cornice tops the façade.

Owner is Squared Circle Properties, Jeff Jacobs, MD, (906) 934-2600

217 5th Street—Family Dollar



Recently vacated Family Dollar company-owned store space.

8,134 square feet

Contact: John Gladney, 906-398-8521, jgladney@familydollar.com

Group 2



112-114 5th Street—For Sale



Price: \$199,000

Property Type: Multi-Family

Number of Units: 10

Square Feet: 6,068

Lot Dimensions: 50x98

Style: 3 Story

Construction: Conventional Frame

Exterior: Brick, Wood

Year Built: 1900

Fireplace: None

Foundation: Stone

Basement: Full

Garage: None

Heat: Electric, Natural Gas Forced Air

Natural Gas: Yes

Air Conditioning: None

Cable: Yes

Electric: Yes

Extras: Storage Area

MLS #: 1094751

Unit 1 SqFt: 500, 2 Bdrms, 1 Bath

Unit 2 SqFt: 600, 3 Bdrms, 1 Bath

Unit 3 SqFt: 360, 1 Bdrm, 1 Bath

Unit 4 SqFt: 480, 2 Bdrms, 1 Bath

Unit 5 SqFt: 480, 2 Bdrms, 1 Bath

Unit 6 SqFt: 480, 2 Bdrms, 1 Bath

Listing Agent: Statewide of Houghton, Michael
Haanela, Sales Associate, 906-482-
6955, mike@statewideofhoughton.com

Google Earth measures the building at 37x95 or 3515 s.f. per floor or 7,030 for the upper two floors. The first floor measures 37x139 or 5143 s.f. for a total of 12,173 s.f.

118-120 5th Street—For Sale



Price: \$250,000
Type: Multi-Family
Number of Units: 8
Total Building Square Feet: 6,068
Lot Dimensions: 50x98
Year Built (Approx.): 1900
Foundation: Stone
Basement: Full
Construction: Conventional Frame
Exterior: Vinyl
Foundation: Stone
Basement: Full
Electric: Yes
Natural Gas: Yes
Cable: Yes

Air Conditioning: None
Heat: Electric, Natural Gas Forced Air, Natural Gas Hot Water
MLS#: 1094750
Apartment Details:
Unit 1. 360 s.f., 1 Bdrm., 1 Bath
Unit 2. 500 s.f., 2 Bdrms, 1 Bath
Unit 3. 500 s.f., 2 Bdrms, 1 Bath
Unit 4. 500 s.f., 2 Bdrms, 1 Bath
Unit 5. 500 s.f., 2 Bdrms, 1 Bath
Unit 6. 360 s.f., 1 Bdrm, 1 Bath
Listing Agent: Statewide of Houghton, Michael Haanala, Sales Associate, 906-482-6955, mike@statewideofhoughton.com

Six fully rented apartments and one small business—A laundromat with 24 washers (one extra heavy duty and 18 dryers). Google Earth measures the building at 2-floors at 75x40 and 2-floors at 68x25 or 4700 s.f. per floor giving the upper floor square footage of 8040. The first floor measures out at 98x40 or 3920 s.f.. Total square footage is 11,960.

113 5th Street—For Sale



Price: \$47,000

Total Building Square Feet: 5,000

Lot Dimensions: 50x100

Foundation: Block

Basement: Full

Construction: Conventional Frame

Exterior: Brick, Wood

Electric: Yes

Natural Gas: Available

Cable: Available

Telephone: Available

Air Conditioning: None

Heat: Natural Gas Forced Air

RE/MAX Douglass Real Estate, Gretchen Janssen
(906) 370-4738, gj@keweenawrealestate.com

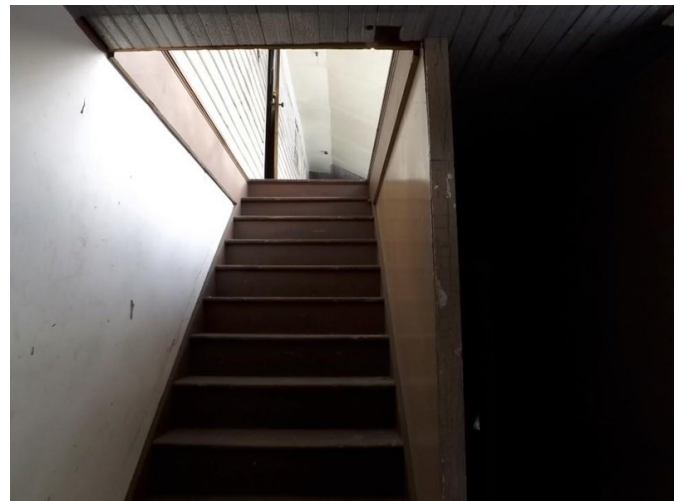
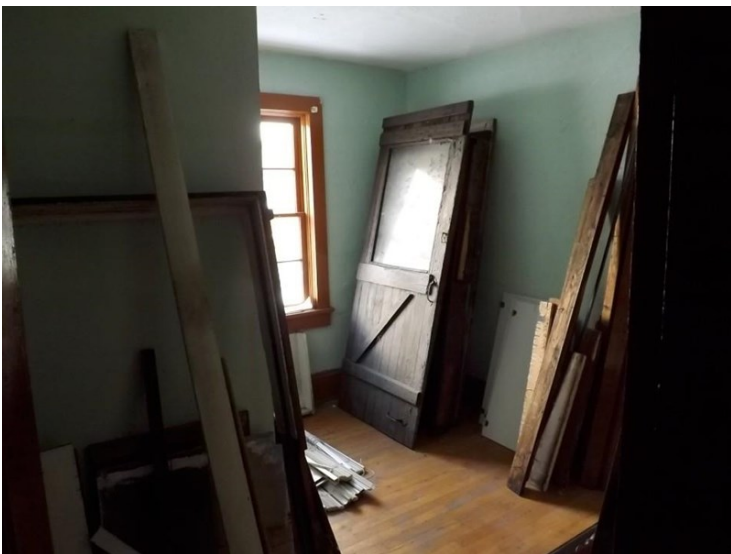
Large commercial space on the busiest block in downtown Calumet. There are many opportunities for the use of this space. One story brick storefront (with wood siding on front) was remodeled in 1995. New roof in 2010 and roof drain pipes. Building is 5000 square feet. There is office space toward the back and a 1/2 bath on the main floor. Full basement offers plenty of storage. Updated electrical panel and wiring. Large display windows. Small, covered patio with railing in front



512 Portland Street—Village Owned









Price: Owned by Calumet DDA

Lot Dimensions: 50'x75'

Misc. Exterior: Inside Storage, Living Space, Sidewalks, Street Parking

Telephone: Available

Cable: Available

Electric: Available

Natural Gas: Available

Heat: None

Air Conditioning: None

Exterior: Asphalt Shingles, Wood

Foundation: Stone

Basement: Full

Construction: Wood Frame

Number of Levels: 3

Total Building Size: 4950 s.f.

Legal: W. 50' of the N 1/2 of Lot 9 Block I and W 50' of Lot 10 Block I

Listing Office: Northern Michigan Land Brokers, Harold Rapson, (906) 231-3127, hrapsonjr@yahoo.com

Building has a walk down commercial space and two upper floor apartments with approximately 1650 s.f. per floor. Façade rendering already in place.

102 6th Street





Hermann Flats Building

106 6th St., Calumet

Built 1898

Joseph Hermann had this combination commercial-residential building constructed. The walls of uncoursed ashlar sandstone are complemented by a pressed metal cornice and window hoods. High-grade, purer red sandstone is used on the front, while the sides and rear are of a poorer grade. The 48' x 68' building had two stores on the first floor; the plate-glass windows have been replaced with brick infill. On the second floor, denoted by two pressed-metal oriels, were two flats, each of nine rooms. As the newspaper noted, "each flat will have entrances from the front and rear and will be supplied with all modern improvements including open fireplaces. The building will be lighted with gas."¹⁵ The building is currently very deteriorated; the roof has collapsed.

This two story sandstone beauty was one of the first stone buildings to be built along the newly opened commercial corridor of 6th Street. Its first tenants included a grocer and electrical and gas fixture store. But as the city began to grow in leaps and bounds, the first floor spaces became much more valuable as tenement space, and the building was fully converted into apartments by 1917 and from then on known as the Hermann Flats.

Owner is Doug and Lucy Nakkula.

513-515 Scott Street at 6th Street





Building is 42 x 50 wood frame. Privately owned and not listed for sale. Was previously bought at tax sale. Building is anticipated to end up in tax foreclosure.

100 5th Street—Keweenaw Chevrolet—For Sale

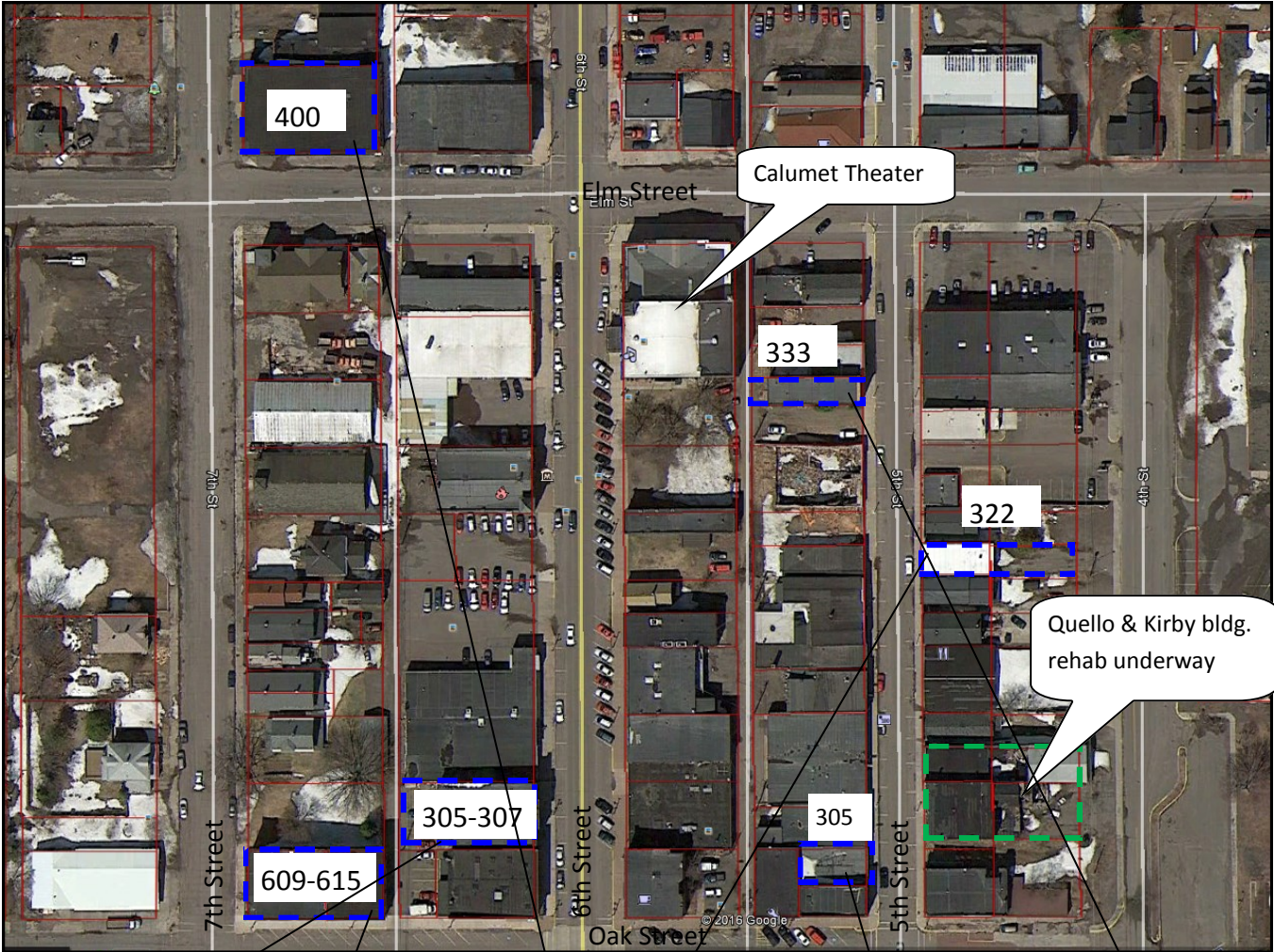


Building is 50 x 145 with an additional 24 x 50 building on the left side. Site housed an auto dealership and garage which relocated to an expanded facility in Houghton. Garage is a turn key facility with all equipment.

Price: \$199,000

Contact: Brian Kissel, 906-524-7870, 906-395-6397, kissel@up.net

Group 3



Sale Pending

400 7th Street—For Sale









Croatian Co-operative Store

7th and Elm streets, Calumet

Built 1907

Builder: W. F. Milford³¹

The building originally housed the Croatian Co-Operative Company formed in about 1906 and operated until 1912. The building housed an auto dealership at one point and most recently was home to an electrical contractor. The westerly 2/3 of the upper floor space is open with hardwood floors. The east 1/3 is partitioned from the original apartments.

The two-story, 74' x 118' building had a canted corner entrance and large plate-glass windows topped with prism glass. The first-story walls were Jacobsville sandstone and the second-story brick. A modillioned cornice topped the building. On the second floor of the 7th Street façade, three Chicago-style windows were set in large brick panels, while paired windows filled the panels on the Elm Street side. The store occupied the 7th Street side of the building on both the first and second floors. On the Elm Street side, space was prepared for a meat market, with a large refrigerator, that would be operated independently from the store. Above the meat market, three four-room flats, each with a separate bath, were available for rental.

The property is owned by River Valley Bank as a result of foreclosure. Listing office is RE/MAX, Chris Deforge, 906-369-1974, 906-482-5130, cd@keweenawrealestate.com. The price is extremely negotiable in the \$12,000 range.

333 5th Street—For Sale



Listing ID: 1078719

Listing Price: \$125,000

Approximate Square Feet: 5,760

Approximate Year Built: 1900

Number of Units: 6—One commercial space and one 1-bedroom 960 s.f. apartment on ground floor; Three 2-bedroom 960 s.f. apartments on 2nd and 3rd floors

Parking Spaces: 3

Style: 3 Story

Construction: Block

Basement: Full

Foundation: Stone

Exterior: Brick

Air Conditioning: None

Heat: Natural Gas Hot Water

Electric: Yes

Natural Gas: Yes

Cable: Available

Approx. Lot Dimensions: 58x98 + extra lot

Listing Office: Statewide of Houghton, Michael Haanela, Sales Associate, 906-482-6955, mike@statewideofhoughton.com

322 5th Street—For Sale



MLS#: 1078706

Listing Price: \$65,000

Approximate Square Feet: 3,172

Approximate Year Built: 1900

Approx. Lot Dimensions: 58x98

Parking Spaces: 3

Style: 2 Story

Construction: Conventional Frame

Basement: Full

Foundation: Stone

Exterior: Wood

Air Conditioning: None

Heat: Electric

Electric: Yes

Natural Gas: No

Cable: Available

Outbuildings: Shed

Apartment Units:

First Floor 1 Bdrm, 1 Bath

Unit 1, 144 s.f., 2 Bdrms, 1 Bath

Unit 2, 144 s.f., 1 Bdrm, 1 Bath

Unit 3, 144 s.f., 1 Bdrm, 1 Bath

Unit 4, 144 s.f., 3 Bdrms, 1 Bath

Unit 5, 144 s.f. 1 Bdrm, 1 Bath

Listing Office: Statewide of Houghton, Michael

Haanela, Sales Associate, 906-482-

6955, mike@statewideofhoughton.com

Five efficiency apartments fully rented

305 5th Street—Village Owned







Listing Price: \$15,000—Sale Pending
Approximate Square Feet: 3,090 (36x75 & 23x17)
Approximate Year Built: Early 1900's
Style: 1 Story
Construction: Block and Brick
Basement: Full
Foundation: Stone & Block
Exterior: Brick & Block

Lot Size: 36 x 98
Air Conditioning: None
Heat: Natural Gas Available
Electric: Yes
Natural Gas: Available
Cable: Available
Broker: Northern Michigan Land Brokers, 906-265-9921

Building has been stabilized with a new roof, interior structural support, and new floor

Google Earth measures the building at 32x60 or 1920 s.f.

305-307 6th Street—For Sale





Listing Price: \$134,900
Approximate Square Feet: 13,000
Approximate Year Built: 1898
Style: 3 Story
Construction: Conventional Frame
Basement: Full
Foundation: Stone
Exterior: Brick, Sandstone

Air Conditioning: None
Heat: Natural Gas Hot Water
Electric: Yes
Natural Gas: Yes
Cable: Yes
Listing Office: Century 21 North Country
 Darrell Guitar, (906) 370-4545, (906) 482-0001
 ext. 211, Darrell.Guitar@CENTURY21.com

Beautiful Sandstone Ryan Block Apartment Building with two ground-level storefronts. Within a block of this building are the Historic Calumet Theater, the Copper Country Firefighter History Museum, Shute's Saloon, Carmelitas-A Southwestern grille and the Michigan House Café and Red Jacket Brewing Company. The Building includes 7 apartments (6 1-bedroom, 1 3-bedroom) and 2 ground floor storefronts. Some new wiring and new electrical boxes in each unit in 2006. New rubber-membrane roof in last 15 years. New 15,500 boiler installed in 2010.

As of 02/26/16: Apts. 2 and 5 rent for \$425, and 1, 3, 4, 6 and 7 all rent for \$450. Apts. 5 and 6 are currently vacant. The storefront on the north side rents for \$400 and the south side rents for \$350. Annual Utility Costs: Gas - \$6,517, Electric - \$785, Water - \$1.792, Trash pick-up - \$300.

609-611 & 613-615 Oak Street



Building has two owners. One owns the left two thirds and one owns the right one third. The left portion is fully occupied, the right portion is vacant. Buildings are not listed for sale.

Nelson-Schroeder Block

Corner of Oak and Seventh Street, Calumet

Built in 1901

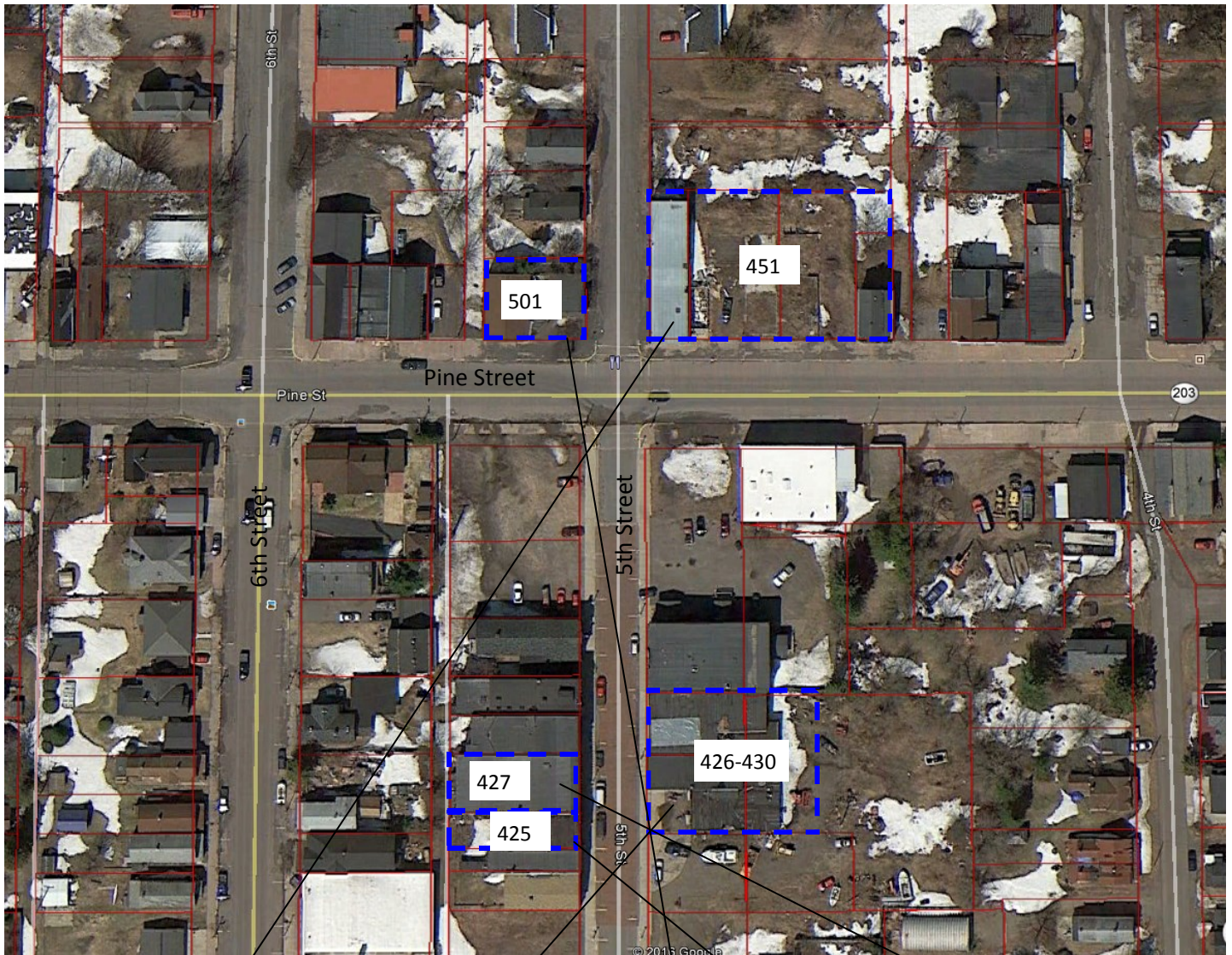
Contractor: Paul P. F. Mueller

The Nelson-Schroeder Block houses several shops and apartments. The brick and stone building is named after the owners, Lawrence Nelson and Frank Schroeder. Classical Revival features include the quoining, modillioned cornice, and bull's-eye windows at the attic level. Storefront entrances are recessed, while doorways to the upper floors are round-arched and are echoed by the third-floor windows. The four stores had Luxfer prism glass in the transom windows. The building, which measured 118' x 58', originally had balconies which have since been removed. The cost of construction at the time was around \$40,000.

Owner of the left two thirds is Doug and Lucy Nakkula

Owner of the right one third is David Slakek

Group 4



427 5th Street—Village Owned









Lot Dimensions: 43.5x98

Category: Commercial/Industrial

Type: Comm Bldg/No Business

Misc. Exterior: Display Window, Inside Storage, Living Space, Loading Dock, Sidewalks, Street Parking

Telephone: Available

Cable: Available

Natural Gas: Available

Electric: Available

Heat: None

Air Conditioning: None

Exterior: Masonry, Wood

Foundation: Stone

Basement: Full

Construction: Masonry

Number of Levels: 2

Total Building Size: 8000 s.f.

Legal: North 3/4 of Lot 4 Block 19 Village of Calumet

Listing Office: Northern Michigan Land Brokers, Harold Rapson, (906) 231-3127, hrapsonjr@yahoo.com

Building is owned by the Calumet DDA. Stabilization work consisted of shoring, replacement of roof, and covering of windows.

425 5th Street



Building is in severe state of deterioration with evident roof failure, interior water damage, broken windows with exposure to the elements, and masonry deterioration. Building is privately owned and not listed for sale.





Lot Dimensions: 275x98

Type: Comm Bldg/No Business

Road Access: Public

Outbuildings: None

Telephone: Available

Cable: Available

Natural Gas: Available

Electric: Available

Heat: None

Air Conditioning: None

Exterior: Masonry, Wood

Foundation: Stone

Basement: Full

Construction: ,Masonry

Number of Levels: 2

Total Building Size: 1612 s.f.

Legal: S 1/4 of Lot 4, N 12.15' of Lot 5

Listing Office: Building is not currently listed for sale

426, 428, & 430 5th Street—County Land Bank Owned



Owned by the Houghton County Land Bank

428 & 430 5th Street is brick construction with approximately 3300 s.f. at 2 stories and 800 s.f. at 1 story
426 5th Street is wood frame construction with approximately 1728 s.f. at 2 stories and 2600 s.f. at 1 story

Buildings are in deteriorated condition with water damage from leaks in the roofs of both buildings, but concentrated more on the portions of the buildings that were added later both off the back and the single story garage additions.

MDEQ conducted an environmental assessment of the surface and subsurface areas outside of the buildings with levels of contamination found consistent with the use as a garage.



451 Pine Street—County Land Bank Owned





Half of the property is zoned commercial - half is zoned residential. The commercial building has been recently remodeled. New roof, wiring, heating, water/ sewer. Storefront (retail) totally re-done with new ceiling, lighting, carpeting, shelving, walls in tongue & groove red maple. New sidewalks, curbs, and new street done in brick. All new windows and doors in storefront in oak and red maple. Also a complete line of photos on www.theroseandthorn.com The land that the commercial property sits on is 19,372 sq. ft. with 159 ft. road frontage. The residential part in back of commercial property is 18,800 sq. ft. For a total of 38,172 sq. ft. The whole property is 5,388 sq. ft. shy of one acre. 2,465 sq. ft. shy of 1/4 of a city block of the Village of Calumet. The storefront itself which is 30' by 116'.

Owned by the Houghton County Land Bank.

Lot size: 188x220

Building Size: 28x110 or 3,080 s.f.

Site dimensions: 216' x 188' +/-

Year built: 1880's

Number of Stories: 3 stories

Retail Square Footage: 3,000 sf

Garden Center Square Footage: 7,000 sf

Apartment Square Footage: 2 bdrm/ 1.5 bath
1,500 sf

Total Square footage above ground: 11,500 sf

Total Square footage basement: 3,000 sf

Square footage finished basement: 1,500 sf

Garage type: drive under

Garage size: 20' x 30'

Type of construction: wood frame

Type of foundation: stone

Type of roof and age: steel - new

Type of heating system: gas

Supplemental heating: propane

501-507 Pine Street—County Land Bank Owned



Owned by the Houghton County Land Bank

Built ca. 1900

Two story frame construction: 30 x 50

One story frame construction: 30 x 44

17' section of roof has collapsed between two story and one story buildings.

MDEQ Site Assessment assistance has been applied for. This would provide a Phase I and II environmental assessment of the site.

Attachments

1. Income Data
2. Employment by Industry
3. Houghton County Target Market Analysis—Selected Results (full TMA at <http://www.wuppdn.org/wp-content/uploads/2016/08/1a-UP-TMA-HOUGHTON-07-30-16.pdf>)
4. Rental Rates in Houghton County
5. Map of Market Area
6. Snap Shot of Engineering, Technology and Professional Job Openings on September 9, 2016

Income Data

Census Area Household Income	Med HI	Mean HI	#Households	Total HI	% of County's HI
Calumet Village	\$ 15,242	\$ 24,581	366	8,996,646	1%
Laurium Village	\$ 34,485	\$ 45,402	772	35,050,344	5%
Calumet Township	\$ 31,779	\$ 39,506	2,666	105,322,996	15%
Osceola Township	\$ 45,481	\$ 52,077	725	37,755,825	5%
Torch Lake Township	\$ 49,148	\$ 59,314	813	48,222,282	7%
Schoolcraft Township	\$ 40,313	\$ 56,323	720	40,552,560	6%
Allouez Township (Kew Co)	\$ 33,872	\$ 46,014	651	29,955,114	56%
Market Area (5 Twps)	\$ 40,119	\$ 50,647	5,575	261,808,777	
Houghton County	\$ 36,443	\$ 50,084	13,941	698,221,044	
Keweenaw County	\$ 39,180	\$ 52,164	1,021	53,259,444	
Hancock City	\$ 32,250	\$ 47,363			
Lake Linden Village	\$ 37,438	\$ 40,018			

Census Area Family Income	Med FI	Mean FI	#Families	Total FI	% of County's MFI
Calumet Village	\$ 17,143	\$ 33,920	152	5,155,840	1%
Laurium Village	\$ 45,694	\$ 56,122	478	26,826,316	5%
Calumet Township	\$ 42,750	\$ 51,060	1,499	76,538,940	15%
Osceola Township	\$ 53,173	\$ 61,609	485	29,880,365	6%
Torch Lake Township	\$ 56,324	\$ 69,474	552	38,349,648	7%
Schoolcraft Township	\$ 50,893	\$ 57,678	490	28,262,220	5%
Allouez Township (Kew Co)	\$ 44,297	\$ 52,758	417	22,000,086	57%
Market Area (5 Twps)	\$ 49,487	\$ 58,516	3,443	195,031,259	
Houghton County	\$ 54,607	\$ 64,146	8,029	515,028,234	
Keweenaw County	\$ 47,738	\$ 61,660	622	38,352,520	
Hancock City	\$ 64,318	\$ 70,426			
Lake Linden Village	\$ 47,292	\$ 49,153			

Census Area	Population	% of County's Population
Calumet Village	726	
Laurium Village	1,977	5%
Calumet Township	6,489	18%
Osceola Township	1,888	5%
Torch Lake Township	1,880	5%
Schoolcraft Township	1,839	5%
Allouez Township (Kew Co)	1,571	73%
Market Area (5 Twps)	13,667	37%
Houghton County	36,628	
Keweenaw County	2,156	
Hancock City	4,634	
Lake Linden Village	1,007	

Source: U.S. Census, American Community Survey

Employment By Industry

INDUSTRY	Houghton County	% of County	Calumet Twp.	Osceola Twp	Torch Lk Twp	Schoolcra ft Twp	Total	% in Mkt	% of Area
Civilian employed population 16 years and over	15,383		2,572	879	678	694	4,823	31%	
Agriculture, forestry, fishing and hunting, and mining	301	2%	55	18	14	6	93	31%	2%
Construction	900	6%	229	64	15	74	382	42%	8%
Manufacturing	1,403	9%	390	74	76	38	578	41%	12%
Wholesale trade	186	1%	39	30	6	7	82	44%	2%
Retail trade	1,679	11%	187	165	87	96	535	32%	11%
Transportation and warehousing, and utilities	238	2%	33	42	8	16	99	42%	2%
Information	240	2%	27	19	0	11	57	24%	1%
Finance and insurance, and real estate and rental and leasing	665	4%	73	37	36	15	161	24%	3%
Professional, scientific, and man- agement, and administrative and waste management services	904	6%	86	16	52	39	193	21%	4%
Educational services, and health care and social assistance	5,976	39%	877	267	274	218	1636	27%	34%
Arts, entertainment, and recrea- tion, and accommodation and food services	1,732	11%	397	52	44	73	566	33%	12%
Other services, except public ad- ministration	594	4%	132	38	36	41	247	42%	5%
Public administration	565	4%	47	57	30	60	194	34%	4%

2014 American Community Survey

Rental Rates in Houghton County

Location	Type	Sq. Ft.	Rent/mo.	\$/S.F.	Bdrms	Baths	Excludes
1701 MacInnis, Houghton	Multi-unit (63)	600	\$1,000	\$20	2	1	E
1701 MacInnis, Houghton	Multi-unit (63)	725	\$1,150	\$19	2	1	E
1701 MacInnis, Houghton	Multi-unit (63)	700	\$1,100	\$19	2	1	
75 Navy Street, Hancock	Multi-unit on water	1113	\$1,700	\$18	2	2	E/G/W/S
Laurium	Efficiency	300	\$450	\$18	1	1	
50571 6th St., Paavola	Multi-unit	475	\$700	\$18	1	1	E/G
50571 6th St., Paavola	Multi-unit	575	\$750	\$16	2	1	E/G
50571 6th St., Paavola	Multi-unit	1100	\$1,100	\$12	2	1	E/G
418 Sheldon, Houghton	Multi-unit (3) upper floor downtown	1000	\$1,000	\$12	2	1	E/G/W/S
Morrison School - Calumet	Multi-Unit (13)	909	\$900	\$12	2	2	E/S
1202 College Ave., Houghton	Townhomes	1650	\$1,600	\$12	3	2	E/G/W/S
415 Lakeshore, Houghton	Townhomes	1382	\$1,300	\$11	2	2	
418 Sheldon, Houghton	Multi-unit (3) upper floor downtown	1000	\$900	\$11	2	1	E/G/W/S
50571 6th St., Paavola	Multi-unit	840	\$750	\$11	1	1	E/G
50571 6th St., Paavola	Multi-unit	900	\$775	\$10	2	1	E/G
325 Quincy, Hancock	Upper Floor downtown	600	\$495	\$10	1	1	E/S
820 Quincy, Hancock	Upper floor	850	\$700	\$10	2	1	E
50571 6th St., Paavola	Multi-unit	1100	\$900	\$10	2	1	E/G
Morrison School - Calumet	Multi-Unit (13)	1371	\$1,100	\$10	3	2	E/S
Hancock	Detached	1250	\$1,000	\$10	3	2	
23456 Dogwood Av. Dollar Bay	Detached	750	\$595	\$10	2	1	E/S
120 Calumet St., Lake Linden	Multi-unit upper floor downtown	550	\$425	\$9	1	1	E
46527 Main Street, Houghton	Duplex	1350	\$1,000	\$9	3	1	E
Hancock	Apt. in House	825	\$600	\$9	2	1	
418 Sheldon, Houghton	Multi-unit (3) upper floor downtown	2200	\$1,600	\$9	3	2	E/G/W/S
820 Quincy, Hancock	Upper floor	800	\$550	\$8	1	1	
46024 Superior Road, Dodgeville (S. of Houghton)	Multi-unit	850	\$575	\$8	2	1	E/G
1401 Birch, Hancock	Duplex	950	\$636	\$8	3	1	E/G/W/S
305 6th St. (at Oak), Calumet	Multi-unit (7) upper floor downtown	700	\$450	\$8	1	1	E
US 41 near Airport	Multi-Unit (13)	800	\$500	\$8	1	1	E
120 Calumet St., Lake Linden	Multi-unit Upper Floor	800	\$475	\$7	2	1	E
103 Quincy, Hancock	Multi-unit upper floor downtown	503	\$290	\$7	1	1	E/W
17867 Canal Rd., Houghton	Duplex	1200	\$600	\$6	3	1	E
Rockland @ Church, Calumet	Multi-unit (4 units)	760	\$360	\$6	1	1	E/G/S
17867 Canal Rd., Houghton	Duplex	1400	\$650	\$6	3	1	E
307 Quincy, Hancock	Upper floor downtown	1500	\$650	\$5	3	1	E/S
Hancock	Townhomes		\$1,750		3	2.5	
901 Portage St., Houghton	Multi-Unit		\$557		2	1	E

Annual Market Potential for Selected Target Markets - AGGRESSIVE SCENARIO
 Number of Units (New and/or Rehab) by Tenure and Building Form
 Places in Houghton COUNTY | Michigan UP Prosperity Region 1a | Years 2016 - 2020

AGGRESSIVE SCENARIO	Village of Calumet			Dollar Bay CDP			Hubbell CDP		
	71 Lifestyle Clusters			71 Lifestyle Clusters			71 Lifestyle Clusters		
	Total	Owners	Renters	Total	Owners	Renters	Total	Owners	Renters
Total Housing Units	47	14	33	23	7	16	17	4	13
1 Detached Houses	32	14	18	18	7	11	9	4	5
2 Side-by-Side & Stacked	1	0	1	0	0	0	0	0	0
3 Side-by-Side & Stacked	3	0	3	1	0	1	0	0	0
4 Side-by-Side & Stacked	1	0	1	0	0	0	0	0	0
5-9 Townhse., Live-Work	7	0	7	3	0	3	2	0	2
10-19 Multiplex: Small	0	0	0	0	0	0	1	0	1
20-49 Multiplex: Large	1	0	1	0	0	0	2	0	2
50-99 Midrise: Small	1	0	1	0	0	0	2	0	2
100+ Midrise: Large	1	0	1	1	0	1	1	0	1
Total Units	47	14	33	23	7	16	17	4	13
Detached Houses	32	14	18	18	7	11	9	4	5
Duplexes & Triplexes	4	0	4	1	0	1	0	0	0
Other Attached Formats	11	0	11	4	0	4	8	0	8

Source: Target Market Analysis and exhibit prepared exclusively by LandUses | USA © 2016, all rights reserved.

Notes: Not intended to imply absolutes or exclusive building formats, and may be qualified for unique projects.

Qualifiers: Houses may include rehabs of existing mansion-style houses, carriage-style expansions, and accessory dwelling units.

Duplexes (2), triplexes (3), and fourplexes (4) may include units that are either stacked or side-by-side, and may be subdivided houses. Townhouses may include row houses and brownstones; and multiplexes may include bungalow courts and courtyard "apartments".

Annual Market Potential for Selected Target Markets - AGGRESSIVE SCENARIO
 Number of Units (New and/or Rehab) by Tenure and Building Form
 Places in Houghton COUNTY | Michigan UP Prosperity Region 1a | Years 2016 - 2020

AGGRESSIVE SCENARIO	Village of Lake Linden			Village of Laurium			Village of South Range		
	71 Lifestyle Clusters			71 Lifestyle Clusters			71 Lifestyle Clusters		
	Total	Owners	Renters	Total	Owners	Renters	Total	Owners	Renters
Total Housing Units	24	14	10	29	12	17	9	3	6
1 Detached Houses	19	14	5	23	12	11	8	3	5
2 Side-by-Side & Stacked	0	0	0	0	0	0	0	0	0
3 Side-by-Side & Stacked	0	0	0	1	0	1	0	0	0
4 Side-by-Side & Stacked	0	0	0	0	0	0	0	0	0
5-9 Townhse., Live-Work	2	0	2	4	0	4	1	0	1
10-19 Multiplex: Small	0	0	0	0	0	0	0	0	0
20-49 Multiplex: Large	1	0	1	0	0	0	0	0	0
50-99 Midrise: Small	1	0	1	0	0	0	0	0	0
100+ Midrise: Large	1	0	1	1	0	1	0	0	0
Total Units	24	14	10	29	12	17	9	3	6
Detached Houses	19	14	5	23	12	11	8	3	5
Duplexes & Triplexes	0	0	0	1	0	1	0	0	0
Other Attached Formats	5	0	5	5	0	5	1	0	1

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Townhouses may include row houses and brownstones; and multiplexes may include bungalow courts and courtyard "apartments".

Annual Market Potential for Selected Target Markets - AGGRESSIVE SCENARIO
 Number of Units (New and/or Rehab) by Tenure and Building Form
 Places in Houghton COUNTY | Michigan UP Prosperity Region 1a | Years 2016 - 2020

AGGRESSIVE SCENARIO	City of Houghton 71 Lifestyle Clusters				City of Houghton Upscale Target Markets				City of Houghton Moderate Target Markets			
	Total		Owners		Total		Owners		Total		Owners	
				Renters				Renters				Renters
Total Housing Units	1,210	43	1,167		78	8	70		1,113	24	1,089	
1 Detached Houses	261	39	222		34	8	26		209	20	189	
2 Side-by-Side & Stacked	37	1	36		3	0	3		34	1	33	
3 Side-by-Side & Stacked	89	0	89		6	0	6		83	0	83	
4 Side-by-Side & Stacked	61	0	61		4	0	4		57	0	57	
5-9 Townhse., Live-Work	199	0	199		17	0	17		181	0	181	
10-19 Multiplex: Small	134	0	134		4	0	4		130	0	130	
20-49 Multiplex: Large	132	0	132		4	0	4		128	0	128	
50-99 Midrise: Small	94	1	93		2	0	2		92	1	91	
100+ Midrise: Large	203	2	201		4	0	4		199	2	197	
Total Units	1,210	43	1,167		78	8	70		1,113	24	1,089	
Detached Houses	261	39	222		34	8	26		209	20	189	
Duplexes & Triplexes	126	1	125		9	0	9		117	1	116	
Other Attached Formats	823	3	820		35	0	35		787	3	784	

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Annual Market Potential for Selected Target Markets - AGGRESSIVE SCENARIO
 Number of Units (New and/or Rehab) by Tenure and Building Form
 Places in Houghton COUNTY | Michigan UP Prosperity Region 1a | Years 2016 - 2020

AGGRESSIVE SCENARIO	City of Hancock				City of Hancock				City of Hancock			
	71 Lifestyle Clusters				Upscale Target Markets				Moderate Target Markets			
	Total	Owners	Renters		Total	Owners	Renters		Total	Owners	Renters	
Total Housing Units	456	38	418		231	13	218		181	2	179	
1 Detached Houses	136	38	98		66	13	53		29	2	27	
2 Side-by-Side & Stacked	14	0	14		7	0	7		7	0	7	
3 Side-by-Side & Stacked	31	0	31		16	0	16		15	0	15	
4 Side-by-Side & Stacked	20	0	20		10	0	10		10	0	10	
5-9 Townhse., Live-Work	82	0	82		43	0	43		36	0	36	
10-19 Multiplex: Small	43	0	43		23	0	23		20	0	20	
20-49 Multiplex: Large	43	0	43		22	0	22		21	0	21	
50-99 Midrise: Small	27	0	27		12	0	12		15	0	15	
100+ Midrise: Large	60	0	60		32	0	32		28	0	28	
Total Units	456	38	418		231	13	218		181	2	179	
Detached Houses	136	38	98		66	13	53		29	2	27	
Duplexes & Triplexes	45	0	45		23	0	23		22	0	22	
Other Attached Formats	275	0	275		142	0	142		130	0	130	

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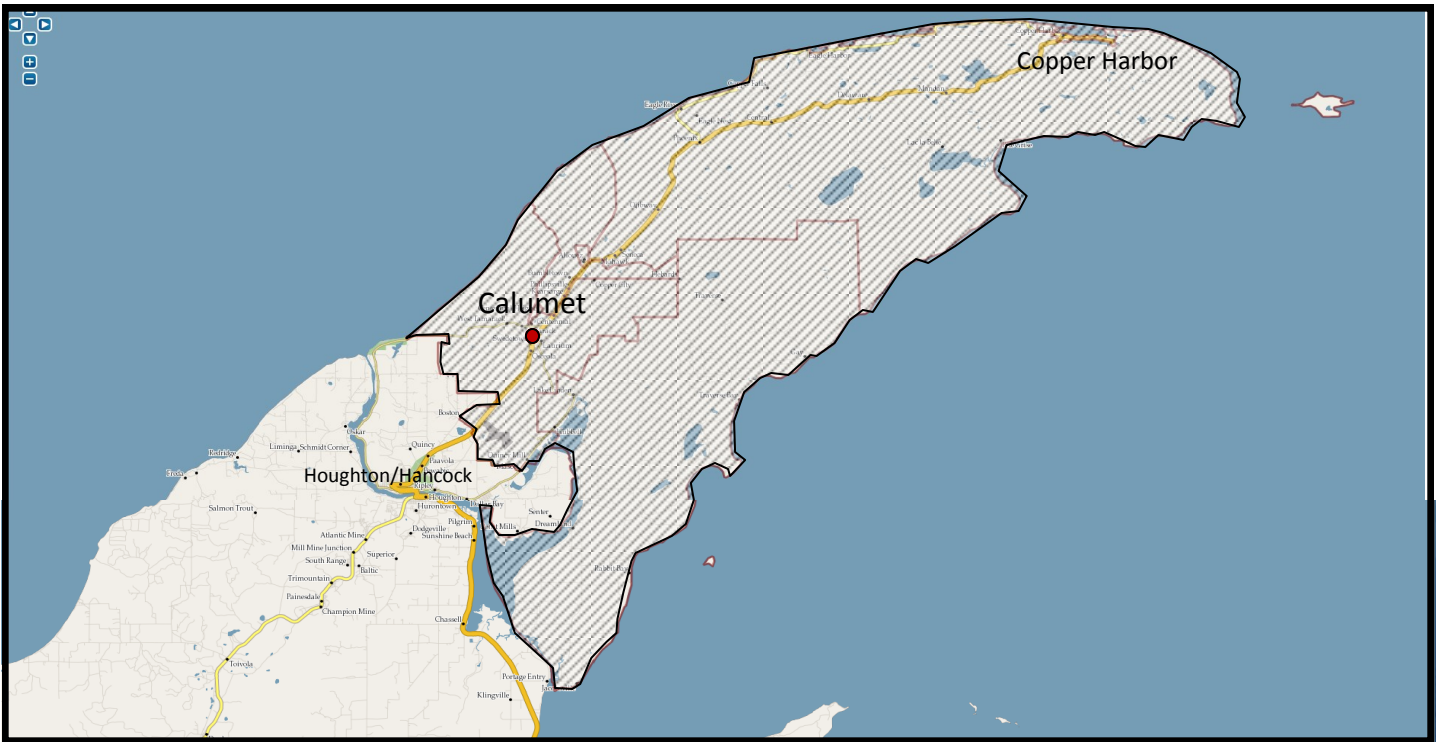
Notes: Not intended to imply absolutes or exclusive building formats, and may be qualified for unique projects.

Qualifiers: Houses may include rehabs of existing mansion-style houses, carriage-style expansions, and accessory dwelling units.

Duplexes (2), triplexes (3), and fourplexes (4) may include units that are either stacked or side-by-side, and may be subdivided houses.

Townhouses may include row houses and brownstones; and multiplexes may include bungalow courts and courtyard "apartments".

Calumet Market Area



Current Engineering and Professional Job Postings

The following are an imperfect snapshot of jobs available in the Keweenaw on September 9, 2016. Michigan Tech is the largest growing employer, but UP Health Systems Portage, Midwest Loans, Xeratec, Systems Control, Dematic, Somero, Koppers, Calumet Electronics, and Signature Research are all in a growth trajectory. GS Engineering just ran postings for at least four positions and is usually always on the lookout for engineers.



Michigan Tech

HUMAN RESOURCES OFFICE

HR Home > Employment Opportunities



Employment Opportunities

Welcome and thank you for your interest in employment at Michigan Technological University. We are located in Houghton, MI, near the northern shore of the state's beautiful Upper Peninsula. Only a short drive to Lake Superior, our location provides great year-round activities, from swimming, boating, and hiking in the summers to skiing, snowmobiling, and ice fishing in the winters.

Please read our **Strategic Plan** to learn more about our mission and goals.

Please note: Offers of employment are contingent upon, and not considered finalized until, the required background check has been performed and the results received and assessed.

Employment Law Posters

Federal Employment Law Posters

State of Michigan Employment Law Posters

Faculty/Academic Postings

Faculty/Academic Postings

Assistant Professor
Computer Science

Assistant or Associate Professor in Theoretical Biophysical Chemistry
Chemistry

Assistant Professor in Toxicology
Biological Sciences

Assistant or Associate Professor, Supply Chain/Operations Management
School of Business & Economics

CONTACT

Email jobs@mtu.edu

Phone 906-487-2280

Fax 906-487-3220

RESOURCES

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Michigan Technological University

Staff Postings - Non-Union

Staff Postings - Non-Union

Assessment Coordinator

Cognitive & Learning Sciences

Advancement and Alumni Marketing Specialist

Office of Advancement

Engagement Officer

Office of Advancement

Assistant to the Dean

Graduate School

IT Inventory Control Clerk

Information Technology

Shuttle Bus Driver

Facilities Management Administration

Planning Analyst I

Institutional Analysis

Deputy Director/Chief of Public Safety & Police Services

Public Safety & Police Services

Director of Video Production and Graphic Design

Athletics

Maintenance Manager

Facilities Management

Graphic Design Specialist

University Marketing & Communications

Director of Athletic Partnerships and Tickets Sales

Athletics

Engineer/Scientist

Materials Science & Engineering

Department Chair

Civil & Environmental Engineering

Director, Intensive English as a Second Language Program

Office of the Provost and Vice President for Academic Affairs

Director of Recruiting, Marketing and Communications

School of Forest Resources & Environmental Science

Department Chair

Chemical Engineering

Research Engineer I

Keweenaw Research Center

Dean, School of Business & Economics

School of Business & Economics

Postdoctoral Research Fellow in Volcano Remote Sensing

Geological & Mining Engineering & Sciences

Research Specialist

Materials Science & Engineering

INDEED 9/9/16

Research Engineer I

Michigan Technological University - [52 reviews](#) - Houghton, MI

\$62,000 a year

Bachelor's Degree in Engineering. Coordinate, plan, and execute tasks related to engineering projects. Keweenaw Research Center....

30+ days ago - [save job](#) - [email](#) - [more...](#)

Mechanical Engineering Intern - Houghton - new

Dematic - [40 reviews](#) - Houghton, MI

Dematic is seeking Mechanical Engineering Student Interns to learn the various areas of Mechanical Engineering within the Dematic Organization at our office in...

18 hours ago - [save job](#) - [email](#) - [more...](#)

Electrical Controls Engineering Intern - Houghton - new

Dematic - [40 reviews](#) - Houghton, MI

Dematic is seeking Electrical Engineering Interns to learn the various areas of Electrical Engineering within the Dematic Organization at our office in Houghton...

1 day ago - [save job](#) - [email](#) - [more...](#)

Mechanical Systems Engineer - GR - new

Dematic - [40 reviews](#) - Houghton, MI

Maintains a complete set of project engineering records on all assignments. The candidate will also have prior experience in systems applications and...

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Engineer/Scientist

Michigan Technological University - [52 reviews](#) - Houghton, MI

\$60,000 a year

Materials Science & Engineering. BS in MSE with emphasis on metallurgy, ME with emphasis in manufacturing, or a related field of engineering or engineering...

29 days ago - [save job](#) - [email](#) - [more...](#)

Assistant to the Dean

Michigan Technological University - [52 reviews](#) - Houghton, MI

Bachelor's degree in business administration, public relations, technical communications, engineering, science, or related field or an equivalent combination of...

7 days ago - [save job](#) - [email](#) - [more...](#)

Department Chair

Michigan Technological University - [52 reviews](#) - Houghton, MI

Dean, College of Engineering. Degree in chemical engineering, or a closely related field. Experience in working with engineering programs at the university...

30+ days ago - [save job](#) - [email](#) - [more...](#)

Maintenance Planner/I&E Tech

Koppers Inc. - [4 reviews](#) - Hubbell, MI

Provide special project leadership as required by Maintenance and/or Engineering Manager. Functionally partner with Reliability Engineering by providing as...

22 days ago - [save job](#) - [email](#) - [more...](#)

Quality Assurance Analyst

Xeratec Corporation - Hancock, MI 49930

Senior Electrical Controls Engineer - Grand Rapids, MI - new

Dematic - 40 reviews - Houghton, MI

Dematic is a global engineering company that provides a comprehensive range of intelligent warehouse logistics and materials handling solutions....

1 day ago - [save job](#) - [email](#) - [more...](#)

Software Engineer Intern

Meridian Health Plan - 63 reviews - Houghton, MI

The software programs that our IT Team is engineering will rival the top software solutions used by today's largest healthcare companies. Who we are:....

30 days ago - [save job](#) - [email](#) - [more...](#)

Maintenance Manager

Michigan Technological University - 52 reviews - Houghton, MI

\$50,000 a year

Bachelor's degree in mechanical, chemical, process, industrial or electrical engineering. Facilities Management Administration....

30+ days ago - [save job](#) - [email](#) - [more...](#)

MuleSoft Developer

Xeratec Corporation - Hancock, MI 49930

Bachelor's degree in Computer Science, Software Engineering or related field, or equivalent work experience, preferred....

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SENIOR ELECTRICAL ENGINEER - Protection & Control Engineerin... - new

Systems Control - 5 reviews - Houghton, MI

Bachelor's Degree in Electrical Engineering, P.E. As a technical professional of Systems Control's Engineering Services in Pewaukee, WI, Iron Mountain, MI and...

2 days ago - [save job](#) - [email](#) - [more...](#)

Cognos and Informatica Developer

Xeratec Corporation - Hancock, MI 49930

Bachelor's degree in Computer Science, Software Engineering or related field, or equivalent work experience, preferred....

[Easily apply](#)

6 days ago - [save job](#) - [email](#) - [more...](#)

Specialist Business Process Perf (N)

American Water - 116 reviews - Calumet, MI

Three to five years administrative experience (utility operations, engineering or related area preferred)....

28 days ago - [save job](#) - [email](#) - [more...](#)

Assistant Professor - Computer Science

Michigan Technological University - 52 reviews - Houghton, MI

The Department has two undergraduate degree programs (Computer Science and Software Engineering) and graduate programs in Cybersecurity (M.S.)....

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Assistant or Associate Professor, Supply Chain/Operations Ma...

Systems Control - 5 reviews - Houghton, MI

As a member of Systems Control's Engineering Services in Houghton, Michigan, you will become a valued member of a team of professionals who provide engineering...

2 days ago - [save job](#) - [email](#) - [more...](#)

Java Developer

Xeratec Corporation - Hancock, MI 49930

Bachelor's degree in Computer Science, Software Engineering or related field, or equivalent work -experience, preferred.

[Easily apply](#)

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Heavy Equipment Mechanic

Executive Leadership Solutions - Houghton, MI (SOMERO)

Participate in engineering new product development meetings, write monthly reports, and communicate project status within the department....

[Easily apply](#)

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.Net/Sql Developer

Xeratec Corporation - Hancock, MI 49930

Bachelor's degree in Computer Science, Software Engineering or related field, or equivalent work experience, preferred.- 2-5 years' experience in Application...

[Easily apply](#)

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Mechanical Systems Engineer - GR - new

Dematic - 40 reviews - Houghton, MI

Engineers and completes system layouts, calculates and specifies appropriate equipment for varying applications....

1 day ago - [save job](#) - [email](#) - [more...](#)

Mechanical Engineering Intern - Houghton - new

Dematic - 40 reviews - Houghton, MI

Company Description Dematic is a global engineering company that provides a comprehensive range of intelligent warehouse logistics and materials handling

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MECHANICAL DESIGN ENGINEER INTERN/CO-OP (HOUGHTON OFFICE) - new

Systems Control - 5 reviews - Houghton, MI

Interested in launching your mechanical engineering career with a growing company? Would you like to become a valued member of a team of professionals who

2 days ago - [save job](#) - [email](#) - [more...](#)

ELECTRICAL ENGINEER INTERN/CO-OP (HOUGHTON OFFICE) - new

Systems Control - 5 reviews - Houghton, MI

Document all problems on WD and schematics and communicate issues back to the ProjectEngineer. Interested in launching your electrical engineering career with...

2 days ago - [save job](#) - [email](#) - [more...](#)

Electrical Controls Engineering Intern - Houghton - new

Dematic - 40 reviews - Houghton, MI

Electrician - new

Michigan Technological University - 52 reviews - Houghton, MI

\$23.50 an hour

Position Information Position Title Electrician Department Facilities Management Administration Location Main Campus (Houghton, MI) Position Type Staff...

1 day ago - [save job](#) - [email](#) - [more...](#)

SENIOR ELECTRICAL ENGINEER - Protection & Control Engineerin... - new

Systems Control - 5 reviews - Houghton, MI

As a technical professional of Systems Control's Engineering Services in Pewaukee, WI, Iron Mountain, MI and Houghton, Michigan, you will be a subject matter

2 days ago - [save job](#) - [email](#) - [more...](#)

Plant Purchasing Agent - L'Anse, MI - new

SAINT-GOBAIN - 131 reviews - L'Anse, MI

Convene monthly meetings with plant requisitioners, engineers and department managers to determine purchasing assistance and requirements....

3 days ago - [save job](#) - [email](#) - [more...](#)

ELECTRICAL ENGINEER - Protection & Control Engineering Servi... - new

Systems Control - 5 reviews - Houghton, MI

Power Engineers who shape the Electrical Utilities Industry! As a member of Systems Control's Engineering Services in Houghton, Michigan, you will become a...

2 days ago - [save job](#) - [email](#) - [more...](#)

12B Combat Engineer - Construction and Engineering Specialis...

National Guard - 8,034 reviews - Calumet, MI

As a member of a Guard Combat Engineer team, you'll be designing and building bridges, roadways, secure perimeters, and tactical firing systems, as well as...

8 days ago - [email](#)

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Network Engineer MI

Smart Source Inc - 15 reviews - Houghton, MI

SMARTSOURCE is in need of a Network resource for a 3 month project in Houghton, MI Job Type: ProjectDuration: 3 monthsStart Date: 9/19/16Location: Houghton,

1 hour ago - [email](#)

Occupational Therapist (OT) -Inpatient/ Outpatient/HH
Centra Healthcare Solutions - 9 reviews - L'Anse, MI

A great Inpatient / Outpatient Clinic is looking for an experienced or newly graduated Occupational Therapist / OT to join their growing team! The

5 days ago - [email](#)

MANUFACTURING ENGINEER INTERN/CO-OP (HOUGHTON OFFICE) - new

Systems Control - 5 reviews - Houghton, MI

Would you like to become a valued member of a team of professionals who provide manufacturing engineering solutions that transform the electrical utility...

2 days ago - [save job](#) - [email](#) - [more...](#)

Engagement Officer - new

Michigan Technological University - 52 reviews - Houghton, MI

If you thrive on meeting new people, then you are likely a professional who will find this position fulfilling. Office of Advancement....

1 day ago - [save job](#) - [email](#) - [more...](#)

Advancement and Alumni Marketing Specialist - new

Michigan Technological University - 52 reviews - Houghton, MI

Professional writing experience in a variety of formats, preferably with experience in creative/integrated marketing writing (creative portfolio will be...

1 day ago - [save job](#) - [email](#) - [more...](#)

Mechanical Systems Engineer - GR - new

Dematic - 40 reviews - Houghton, MI

With a global knowledge network of more than 4,000 skilled logistics professionals, Dematic is able to provide customers with a unique perspective in world...

1 day ago - [save job](#) - [email](#) - [more...](#)

MECHANICAL DESIGN ENGINEER INTERN/CO-OP (HOUGHTON OFFICE) - new

Systems Control - 5 reviews - Houghton, MI

Would you like to become a valued member of a team of professionals who provide manufacturing engineering solutions that transform the electrical utility...

2 days ago - [save job](#) - [email](#) - [more...](#)

Plant Purchasing Agent - L'Anse, MI - new

SAINT-GOBAIN - 131 reviews - L'Anse, MI

This position also demands very strong communication skills and have the professional manner to interact with internal and external contacts on a daily basis....

3 days ago - [save job](#) - [email](#) - [more...](#)

Occupational Therapy Assistant - new

Genesis Rehab Services - Hancock, MI 49930

I will communicate in an appropriate, professional and timely manner. I will always represent my company in a positive, professional manner both inside and...

2 days ago - [save job](#) - [email](#) - [more...](#)

Electrical Controls Engineering Intern - Houghton - new

Dematic - 40 reviews - Houghton, MI

Mechanical Engineering Intern - Houghton - new

Dematic - 40 reviews - Houghton, MI

With a global knowledge network of more than 4,000 skilled logistics professionals, Dematic is able to provide customers with a unique perspective in world...

18 hours ago - [save job](#) - [email](#) - [more...](#)

Branch Manager/Loan Officer

Superior National Bank and Trust - Hancock, MI

Maintains educational and professional expertise through attendance at job-related seminars, conferences and workshops and involvement in professional, civic and...

14 days ago - [email](#)

IT Support Technician II

MIDWEST LOAN SERVICES - Houghton, MI

The IT Support Technician II is responsible for responding to help desk requests, user management, assisting with administration of all network systems and...

Easily apply

9 days ago - [save job](#) - [email](#) - [more...](#)

IT Inventory Control Clerk

Michigan Technological University - 52 reviews - Houghton, MI

Position Information Position Title IT Inventory Control Clerk Department Information Technology Location Main Campus (Houghton, MI) Position Type Staff...

9 days ago - [save job](#) - [email](#) - [more...](#)

Software Engineer Intern

Meridian Health Plan - 63 reviews - Houghton, MI

Student currently taking class in Information Technologies or Computer Science. Ability to adapt to changing technologies....

30 days ago - [save job](#) - [email](#) - [more...](#)

Electrician - new

Michigan Technological University - 52 reviews - Houghton, MI

\$23.50 an hour

Position Summary Information. Two year Electrical Engineering Technology degree. The Electrician shall trouble-shoot, maintain and install high voltage and low...

1 day ago - [save job](#) - [email](#) - [more...](#)

Director of Video Production & Graphic Design

Michigan Technological University - 52 reviews - Houghton, MI

\$47,500 a year

Position Summary Information. Projects will include visual design for publications, websites (mobile and desktop), videos (Youtube and Videoboard) and brand...

19 days ago - [save job](#) - [email](#) - [more...](#)

Maintenance Manager

Michigan Technological University - [52 reviews](#) - Houghton, MI

\$50,000 a year

Position Summary Information. Demonstrated ability to use judgment when dealing with confidential information....

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Engineer/Scientist

Michigan Technological University - [52 reviews](#) - Houghton, MI

\$60,000 a year

Position Summary Information. Develop and implement access and use protocol for users; BS in MSE with emphasis on metallurgy, ME with emphasis in manufacturing,...

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ELECTRICAL ENGINEER INTERN/CO-OP (HOUGHTON OFFICE) - new

Systems Control - [5 reviews](#) - Houghton, MI

Record information in Engineering check list using access database. Research information on components and their functions using manuals and/or Internet if...

2 days ago - [save job](#) - [email](#) - [more...](#)

Quality Assurance Analyst

Xeratec Corporation - Hancock, MI 49930

Join the high performance team of Xeratec as a Quality Assurance Analyst. Xeratec is an experienced IT solutions firm located in Michigan's pristine Upper

30+ days ago - [save job](#) - [email](#) - [more...](#)

.Net/Sql Developer

Xeratec Corporation - Hancock, MI 49930

Build enterprise applications- Help evaluate emerging cross platform frameworks and enterprise application platforms- Work with and connect the front end design...

30+ days ago - [save job](#) - [email](#) - [more...](#)

Software Engineer II / Information System Security Manager (...)

Signature Research - Calumet, MI

\$45,000 - \$80,000 a year

Full time position for a Lead Software Developer/Engineer with training or experience in C++/Object-Oriented and Python/Julia programming. In addition, this

18 days ago - [email](#)

Driver - Over-the-Road (OTR) Truck Driver - Class A CDL

Schneider - [705 reviews](#) - Houghton, MI

\$55,000 a year

Mobile communications platform - The latest in-truck technology with paperless logging, GPS navigation, web browsing, text-to-voice features, a color touch...

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Lab Technician II

Lab Support - [53 reviews](#) - Osceola, MI

To apply, please send resume to Hannah.Ashley@labsupport.com! Responsible for using and applying basic scientific understanding along with pre-determined...

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Branch Relationship Banker I

Assistant or Associate Professor, Supply Chain/Operations Ma...

Michigan Technological University - [52 reviews](#) - Houghton, MI

Position Summary Information. For more information, see:. Applicants will be asked to provide the names and contact information for three references....

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Deputy Director/Chief of Public Safety & Police Services

Michigan Technological University - [52 reviews](#) - Houghton, MI

MONSTER.COM 9/9/16

12B Combat Engineer - Construction and Engineering
Specialist
Army National Guard
CALUMET ,MI
Posted 21 days ago

Software Engineer II / Information System Security Man-
ager (ISSM)
Signature Research
Calumet ,MI
Posted 24 days ago

Software Engineer II / Information System Security Man-
ager (ISSM)
Job Juncture
Calumet ,MI
Posted 1 days ago

MuleSoft Developer
Xeratec Corporation
Hancock ,MI
Posted 2 days ago

Maintenance Planner/I&E Tech
Koppers Inc
Hubbell ,MI
Posted 23 days ago

Industrial Sales Specialist (Oil and Lubricant / Crop En-
hancements)
Schaeffer Manufacturing (Lubricants and Crop Enhance-
ments)
Houghton ,MI
Posted 1 days ago

Registered Nurse: Home Health Manager
Protouch Staffing
Hancock ,MI
Posted 11 days ago

Field Service Technician
The Judge Group, Inc.
Houghton ,MI
Posted 11 days ago

Cognos and Informatica Developer
Xeratec Corporation
Hancock ,MI
Posted 1 days ago

Specialist Business Process Perf (N) (65361)
American Water Company
Calumet ,MI
Posted 24 days ago

Assistant Manager - Culvers - Houghton MI - W. Sharon
Ave (Houghton, MI)
Culver's
Houghton ,MI
Posted 44 days ago

Floating Store Manager
Check N Go
Houghton Lake ,MI
Posted 7 days ago

Assistant Manager - Culvers
Culvers Restaurant
Houghton ,MI
Posted 60 days ago

Maintenance Planner/I&E Tech
Koppers
KPC Hubbell ,MI
Posted 22 days ago

Clinic RN/LPN
Portage Health
Hancock ,MI
Posted 28 days ago
Clinic RN/LPN

Portage Health
Hancock ,MI
Posted 28 days ago

Specialist Business Process Perf
American Water Company
Calumet ,MI
Posted 26 days ago

Assistant Manager - Culvers
Culver's
Houghton ,MI
Posted 21 days ago

Java Developer - Hancock, MI 8 days ago

Xeratec Corporation

at Xeratec as a Java Developer. Xeratec is a fast growing and experienced IT solutions firm located
LiveCareer Relevancy Score:92% Job Details

Aftertreatment Development Engineer - Waterloo, IA - Near Hancock, MI(Houghton, MI) 1 days ago

Volt Information Sciences

tradition of developing lasting and mutually beneficial relationships with our employees. Volt
LiveCareer Relevancy Score:70% Job Details

Mulesoft Developer - Hancock, MI 3 days ago

Xeratec Corporation

one can possibly dream up.As a MuleSoft developer you are adept at working well with client and team.
LiveCareer Relevancy Score:92% Job Details

Cognos And Informatica Developer - Hancock, MI 3 days ago

Xeratec Corporation

one can possibly dream up.As a Cognos and Informatica Developer you are adept at working well with client
LiveCareer Relevancy Score:88% Job Details

.Net/Sql Software Developer - Hancock, MI 10 days ago

Xeratec Corporation

one can possibly dream up. See - www.keweenaw.info/As a .Net/Sql developer you are adept at working
LiveCareer Relevancy Score:86% Job Details

Mulesoft Developer - Hancock, MI 8 days ago

Xeratec Corporation

Join the high performance team of Xeratec as MuleSoft Developer. Xeratec is an experienced ... Java SE, J2EE & JavaScript, Oracle PL/SQL experience, preferred Salary Competitive salary ...
LiveCareer Relevancy Score:96%