

GENERAL INFORMATION

Address:

1401-1419 Ludington St.
Escanaba, MI 49829

County:

Delta

Property Type:

Commercial

All Utilities:

City of Escanaba

Property Owner Contact:

UP Enterprises LLC
1505 N. Lincoln Road
Escanaba, MI 49829
(906) 789-9727

Community Contact:

City of Escanaba
Attn: Jim O'Toole - City Manager
410 Ludington Street
Escanaba, MI 49829
(906) 786-9402
citymanager@escanaba.org

Current Zoning:

E - Commercial

Desired Development Outcome:

Commercial Retail /
Professional Development

State Equalized Value (SEV):

1401-1419 Ludington St.:
\$247,108

Sale Price:

Negotiable

Financial Incentives:

[City of Escanaba Brownfield
Redevelopment Authority](#)
[City of Escanaba Obsolete
Property Rehabilitation
Program](#)
[City of Escanaba Façade
Improvement Program](#)
[State of Michigan Incentives](#)



1401-1419 Ludington Street



1401 Ludington Street - Parcel Number: 051-320-2930-406-002

1419 Ludington Street - Parcel Number: 051-320-2930-406-001

If you have been debating on opening a vehicle dealership in the City of Escanaba, this is the building for you! This property is located in downtown Escanaba, in an extremely busy area. The building has a multitude of options that it could be, not just a vehicle dealership... with it's open floor plan, the possibilities are endless.

1401 Ludington Street - Eastern End of Building: One (1) Story 14' tall (on slab) - 1,440 sq. ft. - Built in 1966 - Concrete Block - 2.5' Metal Roof Overhang around sides facing Ludington Street, South 14th Street, and along rear of building.

1419 Ludington Street - Center Part of Building: One (1) Story 12' tall (on slab) - 7,560 sq. ft. - Built in 1933 - Cold Storage Space.

Western End of Building: One (1) Story 16' tall (with partial basement) - 16,800 sq. ft. - Built in 1933 - Brick Exterior.

[Click Here to Access the Escanaba GIS](#)

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Escanaba Central Historic District

Name of Property

Delta Co., Michigan

County and State

Name of multiple listing (if applicable)

Section number 7 Page 96

1419. Northern Motors Building (1925-29; 1999)

This is a single story enframed window wall commercial building that occupies the north half of an entire city block near the west end of the downtown business district. It is constructed of brick veneer over concrete block but is now clad entirely in synthetic stucco. The façade is eight bays that are defined primarily of multiple display windows. The five eastern bays, comprising those that a circa 1937 vintage photograph reveals composed the original building, are composed of a recessed aluminum-framed double entry door with transom and sidelights that is flanked on each side by two bays pierced by five aluminum-framed display windows on stucco-clad bulkheads. Pentagonal pilasters with plain masonry plinths and capitals occur on each side of the recessed entrance and between the banks of display windows. These support a wide, stepped, parapeted upper façade containing signage. The eastern façade has been extended by a three bay addition consisting of an overhead entry door flanked on each side by bays composed of runs of four aluminum-framed display windows. These occur beneath an extension of the upper façade parapet. The first bays of the building's side elevation consist of display windows that wrap around from the façade and followed by a functional piercing pattern of overhead doors and fixed-pane windows rearward. The circa 1937 photograph reveals that the parapet above the entry originally was capped by a shallow pediment and that the façade's piers extended slightly above the parapet.

Sanborn maps reveal this building first appears on the 1929 Sanborn map, addressed as 1413 Ludington and occupying the entire west half of its city block north of the alley. It is illustrated as a Garage, Capacity 80 Cars, Concrete Floor, Steel Truss, Tile and Brick-Faced in both the 1929 and 1929 Updates editions. The three eastern bays of the current building were added after 1950 and prior to 1999. City directories reveal no business/ entry at this address in 1924-25, but by 1929 Northern Motor Co. is illustrated at 1423-33 Ludington. The business continues at this location through the 1963 edition and is still in business here today nearly 90 years later.

In early December 1927 over 5,000 people visited the Northern Motors showroom when the Ford Model A was displayed for the first time (Lindquist 2010a). In 1999, an advertisement for Northern Motors illustrating the building as it currently appears invited the public to "Check Out Our New facelift" and to help celebrate the Northern Motors' 76th anniversary (revealing that the business was established in 1923 (UP Magazine 1999: 10).

This building is the largest enframed window wall type building in the commercial district. It has been the key structure and the location of a Ford automobile dealership for 90 years. It has been altered over the years to serve an evolving automobile sales and service market, with its last major renovations occurring in 1999.

1513. A. Clement Building (1915)

This is a brick, two-story two-part commercial block. Its street level façade is two bays wide, consisting of an angled storefront entry and display window separated from two display windows by a broad central pier. An integrated aluminum frame signboard is centered on the central pier. All fenestration is aluminum-framed and is enframed in porcelain enamel panels beneath a horizontal metal canopy that extends from a masonry block stringcourse. A wood signboard mounted on the canopy identifies the business with block letters and programmatic signage in the form of a musical note. The second story red brick wall plane is punctuated at regular intervals by horizontal string courses of light yellow face or shiner brick. These alternating bands continue upward to the building's cornice. Second story fenestration is composed of a central triple sash window flanked on each side by double-hung sash windows. The façade culminates in an elaborate, classically-inspired pressed metal cornice featuring dentils and consoles. Centered beneath the cornice is a limestone plaque

Historic Photo

1401-1419 Ludington Street



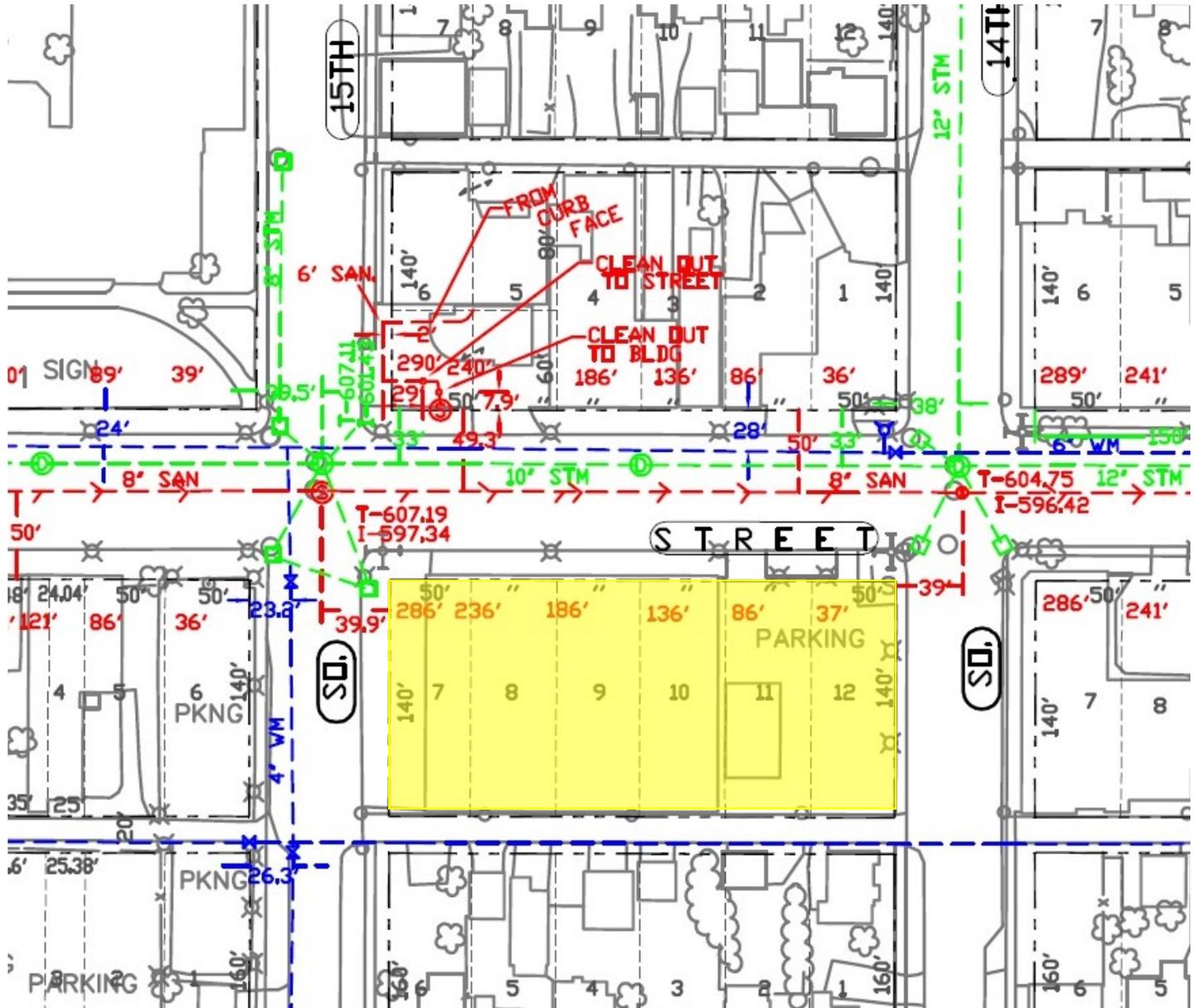
Northern Motor Co.

1423 - 1433 Ludington Street

Utility Information Map

1401-1419 Ludington Street

■ Storm Sewer ■ Sanitation Sewer ■ Water ■ Property

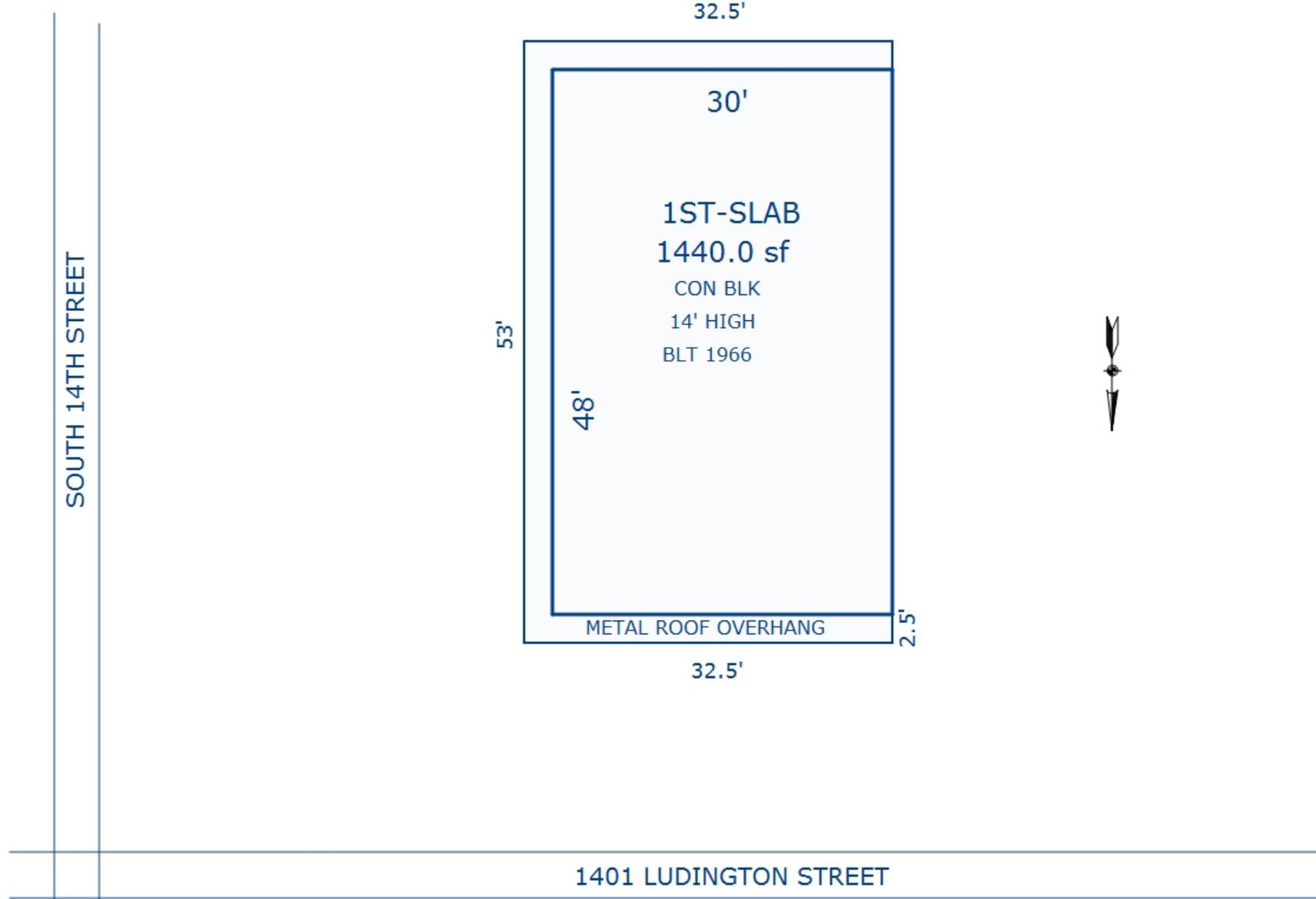


Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
ROSEMURGY STEPHEN J & CATH	UP ENTERPRISES LLC	750,000	05/16/2008	WD	ARMS-LENGTH	917/770	DAINA NORDEN	100.0					
Property Address		Class: Commercial, 201	Zoning:	Building Permit(s)		Date	Number	Status					
1401 LUDINGTON STREET		School: Escanaba Schools 21010											
Owner's Name/Address		P.R.E. 0%											
UP ENTERPRISES LLC 1505 N LINCOLN RD ESCANABA MI 49829-1834		Map #:											
Taxpayer's Name/Address		2016 Est TCV 99,026 TCV/TFA: 68.77											
DAGENAIS ENTERPRISES 1505 N LINCOLN RD ESCANABA MI 49829-1834		X Improved	Vacant	Land Value Estimates for Land Table 20.COM 1									
Tax Description		Public Improvements		* Factors *		100 X 140							
LOTS 11 & 12 OF BLK 94 OF PROPRIETORS 1ST ADDITION		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
Comments/Influences		Gravel Road		E LUDINGTON	100.00	140.00	1.0000	1.0000	515	100		51,500	
		X Paved Road		100 Actual Front Feet, 0.32 Total Acres Total Est. Land Value = 51,500									
		X Storm Sewer		Land Improvement Cost Estimates									
		X Sidewalk		X Water		Description	Rate	CountyMult.	Size	%Good	Cash Value		
		X Sewer		X Electric		D/W/P: Asphalt Paving	1.61	1.30	12560	53	13,933		
		X Gas		X Street Lights		Total Estimated Land Improvements True Cash Value = 13,933							
		X Curb		Standard Utilities									
		X Flood Plain		Underground Utils.									
		Topography of Site		X Level									
				Rolling									
				Low									
		X High											
		Landscaped											
		Swamp											
		Wooded											
		Pond											
		Waterfront											
		Ravine											
		Wetland											
		Flood Plain											
		Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: City of Escanaba, County of Delta, Michigan					2016	25,750	23,763	49,513			49,513S		
		DRN	11/18/2014	Review App	2015	26,250	24,102	50,352			50,123C		
		KD	08/11/2011	Inspected	2014	17,664	33,871	51,535			49,334C		
		KD	09/01/2010	Inspected	2013	17,801	32,804	50,605			48,558C		

*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section: AUTO DEALERSHIP Calculator Occupancy: Garage, Storage				<<<<< Calculator Cost Computations >>>>>																			
Class: C				Class: C Quality: Average Percent Adj: +0																			
Floor Area: 1,440 Gross Bldg Area: 1,440 Stories Above Grd: 1 Average Sty Hght : 12 Bsmnt Wall Hght		Construction Cost		Base Rate for Upper Floors = 35.65																			
		<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:25%;">High</td> <td style="width:25%;">Above Ave.</td> <td style="width:25%;">X Ave.</td> <td style="width:25%;">Low</td> </tr> </table>		High	Above Ave.	X Ave.	Low	(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 0.00 100% Adjusted Square Foot Cost for Upper Floors = 35.65															
High	Above Ave.	X Ave.	Low																				
Depr. Table : 2.5% Effective Age : 27 Physical %Good: 50 Func. %Good : 100 Economic %Good: 100		** ** Calculator Cost Data ** ** Quality: Average Adj: %+0 \$/SqFt:0.00 Heat#1: Space Heaters, Gas with Fan 100% Heat#2: Space Heaters, Gas with Fan 0% Ave. SqFt/Story: 1440 Ave. Perimeter: 156 Has Elevators:		1 Stories Number of Stories Multiplier: 1.000 Average Height per Story: 12 Height per Story Multiplier: 1.040 Ave. Floor Area: 1,440 Perimeter: 156 Perim. Multiplier: 1.274 Refined Square Foot Cost for Upper Floors: 47.23																			
1966 Year Built Remodeled		Area: Perimeter: Type: Finished/Office (No Rates) Heat: No Heating or Cooling		County Multiplier: 1.37, Final Square Foot Cost for Upper Floors = 64.712 Total Floor Area: 1,440 Base Cost New of Upper Floors = 93,185																			
14 Overall Bldg Height		* Mezzanine Info * Area #1: Type #1: Office (No Rates) Area #2: Type #2: Office (No Rates)		Reproduction/Replacement Cost = 93,185 Eff.Age:27 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 50 /100/100/100/50.0 Total Depreciated Cost = 46,592																			
Comments:		* Sprinkler Info * Area: Type: Average		ECF (Com 1) 0.721 => TCV of Bldg: 1 = 33,593 Replacement Cost/Floor Area= 64.71 Est. TCV/Floor Area= 23.33																			
(1) Excavation/Site Prep: X Site Prep		(7) Interior: X Frame, Garages, Storage		(11) Electric and Lighting:		(39) Miscellaneous:																	
(2) Foundation:		(8) Plumbing:		Outlets: Fixtures:																			
<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:25%;">Poured Conc.</td> <td style="width:25%;">Brick/Stone</td> <td style="width:25%;">X Block</td> <td style="width:25%;"></td> </tr> </table> X Class C, Bearing Walls		Poured Conc.	Brick/Stone	X Block		<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:25%;">Many Above Ave.</td> <td style="width:25%;">X Average Typical</td> <td style="width:25%;"></td> <td style="width:25%;">Few None</td> </tr> </table>		Many Above Ave.	X Average Typical		Few None	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:25%;">X Few Average</td> <td style="width:25%;">X Few Average</td> <td style="width:25%;"></td> <td style="width:25%;"></td> </tr> <tr> <td style="width:25%;">Many Unfinished Typical</td> <td style="width:25%;">Many Unfinished Typical</td> <td style="width:25%;"></td> <td style="width:25%;"></td> </tr> </table>		X Few Average	X Few Average			Many Unfinished Typical	Many Unfinished Typical				
Poured Conc.	Brick/Stone	X Block																					
Many Above Ave.	X Average Typical		Few None																				
X Few Average	X Few Average																						
Many Unfinished Typical	Many Unfinished Typical																						
(3) Frame: X Bearing Walls, Masonry supports onl		2 Total Fixtures 3-Piece Baths Urinals 2-Piece Baths Wash Bowls Shower Stalls Water Heaters Toilets Wash Fountains Water Softeners		Flex Conduit Incandescent Rigid Conduit X Fluorescent Armored Cable Mercury Non-Metallic Sodium Vapor Bus Duct Transformer		(40) Exterior Wall:																	
(4) Floor Structure: X Concrete, On Ground		(9) Sprinklers:		(13) Roof Structure: Slope=0 X Steel Joist, Wood or Composite De		<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:25%;">Thickness</td> <td style="width:25%;"></td> <td style="width:25%;">Bsmnt Insul.</td> <td style="width:25%;"></td> </tr> </table>		Thickness		Bsmnt Insul.													
Thickness		Bsmnt Insul.																					
(5) Floor Cover:		(10) Heating and Cooling:		(14) Roof Cover: X Built-Up Composite																			
(6) Ceiling:		<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:25%;">X Gas Oil</td> <td style="width:25%;">Coal Stoker</td> <td style="width:25%;"></td> <td style="width:25%;">Hand Fired Boiler</td> </tr> </table>		X Gas Oil	Coal Stoker		Hand Fired Boiler																
X Gas Oil	Coal Stoker		Hand Fired Boiler																				

*** Information herein deemed reliable but not guaranteed***



Sketch by Apex Sketch

*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ROSEMURGY STEPHEN J & CATH	UP ENTERPRISES LLC	750,000	05/16/2008	WD	ARMS-LENGTH	917/770	DAINA NORDEN	100.0
ROSEMURGY ROBERT W & MARY	ROSEMURGY STEPHEN J & CATH	280,000	06/14/1999	WD	ARMS-LENGTH	537/397		0.0

Property Address	Class: Commercial, 201	Zoning:	Building Permit(s)	Date	Number	Status
1419 LUDINGTON STREET	School: Escanaba Schools 21010			02/28/1994	6428	
Owner's Name/Address	P.R.E. 0%					
UP ENTERPRISES LLC 1505 N LINCOLN RD ESCANABA MI 49829-1834	Map #:					
	2016 Est TCV 395,190 TCV/TFA: 16.22					

Taxpayer's Name/Address	X Improved		Vacant	Land Value Estimates for Land Table 20.COM 1								
DAGENAIS ENTERPRISES 1505 N LINCOLN RD ESCANABA MI 49829-1834				* Factors * 200 X 140								
	Public Improvements			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	Dirt Road			E LUDINGTON	200.00	140.00	1.0000	1.0000	515	120	CORNER LOT	123,600
	Gravel Road			200 Actual Front Feet, 0.64 Total Acres Total Est. Land Value = 123,600								
	X Paved Road			Land Improvement Cost Estimates								
	X Storm Sewer			Description	Rate			CountyMult.	Size	%Good	Cash Value	
	X Sidewalk			Commercial/Industrial	Local Cost	Land Improvements						
	X Water			Description	Rate	CountyMult.	Size	%Good	%Arch.	Mult	Cash Value	
	X Sewer			WATER&SEWER	2500.00	1.00	1.0	98	100		2,450	
	X Electric			Total Estimated Land Improvements True Cash Value = 2,450								
	X Gas			Work Description for Permit 6428, Issued 02/28/1994: ALTER BLDG								
	X Curb											
	X Street Lights											
	Standard Utilities											
	Underground Utils.											

Tax Description
LOTS 7, 8, 9, 10 OF BLK 94 OF THE PROPRIETORS 1ST ADDITION
Comments/Influences



The Equalizer. Copyright (c) 1999 - 2009.
Licensed To: City of Escanaba, County of Delta, Michigan

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2016	61,800	135,795	197,595			196,755C
Rolling							
Low							
X High	2015	52,500	148,468	200,968			196,167C
Landscaped							
Swamp							
Wooded	2014	24,981	178,415	203,396			193,078C
Pond							
Waterfront	2013	25,175	172,795	197,970			190,038C
Ravine							
Wetland							
Flood Plain							
Who	When	What					
DRN	01/30/2015	Review App					
KD	08/07/2012	Data Enter					
KD	08/11/2011	Inspected					

Desc. of Bldg/Section: AUTO DEALERSHIP Calculator Occupancy: Automotive Center				<<<<< Calculator Cost Computations >>>>> Class: C Quality: Low Cost Percent Adj: +0						
Class: C Floor Area: 24,360 Gross Bldg Area: 24,360 Stories Above Grd: 1 Average Sty Hght : 14 Bsmnt Wall Hght		Construction Cost <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:15%;">High</td> <td style="width:15%;">Above Ave.</td> <td style="width:15%;">X</td> <td style="width:15%;">Ave.</td> <td style="width:15%;">Low</td> </tr> </table>		High	Above Ave.	X	Ave.	Low	Base Rate for Upper Floors = 41.45 (10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 0.00 100% Adjusted Square Foot Cost for Upper Floors = 41.45	
High	Above Ave.	X	Ave.	Low						
Depr. Table : 3% Effective Age : 31 Physical %Good: 39 Func. %Good : 90 Economic %Good: 80		** ** Calculator Cost Data ** ** Quality: Low Cost Adj: %+0 \$/SqFt:0.00 Heat#1: Space Heaters, Gas with Fan 100% Heat#2: Space Heaters, Gas with Fan 0% Ave. SqFt/Story: 24360 Ave. Perimeter: 628 Has Elevators:		1 Stories Number of Stories Multiplier: 1.000 Average Height per Story: 14 Height per Story Multiplier: 1.000 Ave. Floor Area: 24,360 Perimeter: 628 Perim. Multiplier: 0.961 Refined Square Foot Cost for Upper Floors: 39.83						
1933 Year Built 1994 Remodeled		*** Basement Info *** Area: Perimeter: Type: Finished/Office (No Rates) Heat: No Heating or Cooling		County Multiplier: 1.37, Final Square Foot Cost for Upper Floors = 54.572 Total Floor Area: 24,360 Base Cost New of Upper Floors = 1,329,370 Reproduction/Replacement Cost = 1,329,370 Eff.Age:31 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 39 /100/90 /80 /28.1 Total Depreciated Cost = 373,287						
18 Overall Bldg Height		* Mezzanine Info * Area #1: Type #1: Office (No Rates) Area #2: Type #2: Office (No Rates)		ECF (Com 1) 0.721 => TCV of Bldg: 1 = 269,140 Replacement Cost/Floor Area= 54.57 Est. TCV/Floor Area= 11.05						
Comments: FUNCTIONAL DUE TO FACT THAT DEALERSHIP NO LONGER MEETS INDUSTRY STANDARDS AND BUILDING WOULD NEED TO BE ADAPTED TO A NEW USE.						* Sprinkler Info * Area: Type: Low				
(1) Excavation/Site Prep:		(7) Interior:		(11) Electric and Lighting:		(39) Miscellaneous:				
(2) Foundation:		(8) Plumbing:		Outlets:		Fixtures:				
X	Poured Conc.	Brick/Stone	Block	Many Above Ave.	Average Typical	Few None				
(3) Frame:		Total Fixtures		Urinals						
		3-Piece Baths		Wash Bowls						
		2-Piece Baths		Water Heaters						
		Shower Stalls		Wash Fountains						
		Toilets		Water Softeners						
(4) Floor Structure:		(9) Sprinklers:		Flex Conduit		Incandescent				
				Rigid Conduit		Fluorescent				
				Armored Cable		Mercury				
				Non-Metalic		Sodium Vapor				
				Bus Duct		Transformer				
(5) Floor Cover:		(10) Heating and Cooling:		(13) Roof Structure: Slope=0						
		X	Gas	Coal	Hand Fired	(40) Exterior Wall:				
			Oil	Stoker	Boiler	Thickness	Bsmnt Insul.			
(6) Ceiling:		(14) Roof Cover:								



1419 LUDINGTON STREET

Sketch by Apex Sketch

*** Information herein deemed reliable but not guaranteed***