

# BEFORE





# Lumberman Lofts/ Shoppes on the Penny's Block

118 Locust Street, Allegan  
COMPLETED 2019

## Project overview

The Michigan Strategic Fund board approved this project to restore a historic JCPenny building and spark revitalization to downtown Allegan. The project converted a blighted two-story structure into four commercial spaces on the main level and seven loft apartments on the second floor. The building was a priority site for City of Allegan and is a prominent building in the city's downtown historic district.

The building, which had been vacant for more than five years, is in the city's core downtown. This project increased vibrancy in the city's downtown. This CDBG program did more than just renovate a building. It made a difference far beyond the building's four walls and changed the way people see their downtown and even the way other people see it too. With additional residents living above storefronts and increased commercial activity on the first floor and lower level, walkability and people on the street will increase. This is a mixed-use, multi-story renovation.

The building required a complete renovation, including but not limited to plumbing and sewer, drywall and insulation, storefront windows, brick cleaning, HVAC, finish carpentry, electrical, and new elevator.

**MEDC investment:** \$811,960 Community Development Block Grant

**Private investment:** \$806,000

**Local investment:** \$129,000 Obsolete Property Rehabilitation Abatement  
(over 12 years)

