

MANISTEE CITY COUNCIL

WORK SESSION AGENDA

Tuesday, December 13, 2016 - 7:00 p.m. - Council Chambers, City Hall

I. Call to Order.

II. Work Session Items.

- a.) PUBLIC COMMENTS ON WORK SESSION RELATED ITEMS.
- b.) DISCUSSION ON PAYMENTS IN LIEU OF TAXES. – City Manager Thad N. Taylor and Finance Director Ed Bradford.
- c.) ANNUAL RRC BOARD AND COMMISSION DISCUSSION TO IDENTIFY AND PRIORITIZE REDEVELOPMENT SITES. – Planning & Zoning Administrator Denise Blakeslee.
- d.) OTHER.

III. Adjourn.

Memorandum



TO: City Council

FROM: Denise Blakeslee, Planning & Zoning Administrator

DATE: November 14, 2016

RE: Annual Joint Meeting Redevelopment Sites

Denise Blakeslee
Planning & Zoning
Administrator
70 Maple Street
Manistee, MI 49660
231.398.2805
dblakeslee@manisteemi.gov
www.manisteemi.gov

One of the components of the Redevelopment Ready Communities program is to identify and prioritize redevelopment sites. The City is responsible to maintain an updated list of high priority sites to be redeveloped. This year's meeting between City Council and Boards and Commissions that work with development has been scheduled as part of the regularly scheduled Council Worksession on **Tuesday, December 13, 2016 at 7 pm** in the Council Chambers.

Last year twelve sites were selected as top sites and four property owners agreed to participate in the program. The current top four sites are:

- 21 Cypress Street – Former Gas Station
- 400 River Street – Former Glik's Building - *Interest expressed in the property by Developer, purchase agreement in place pending permit approval*
- 401 River Street – Former City Drug Building - *Interest express in property by multiple parties*
- Former Hotel Chippewa Property - *Property has been sold to a Developer, permit approval received*

A ranking sheet has been prepared that lists the properties that staff and the Planning Commission identified as potential development sites for review/discussion/selection at this year's meeting. The list includes vacant properties also. *Please note that **not all** of these properties are currently for sale and that the property owners are only contacted if their property is selected as a top site.*

At the bottom of the ranking sheet you will find a list of top sites where the owner did not respond to the request to market their property and a list of properties that have been sold or that have had reopen businesses.

Please take some time to review the list, make notes on which sites you feel should be identified as a top site. We are looking forward to another successful meeting and to continue our work towards developing sites within our community with your help!

2016 Annual Joint Meeting / Redevelopment Sites

| Rank | Properties with Buildings | Notes |
|---|---|--|
| | 141-149 Washington Street (Hotel Northern) | |
| | 283& 285 River St, Miller (Retail/American Cleaners) | |
| | 289 River Street, Riley's Bait and Tackle | |
| | 337 River Street, (H&K Electric) | |
| | 55 Division Street, F.O.E. Eagles | |
| | Oleson's - Requires Parcel splits/combinations | |
| | 28 Arthur Street, Blarney Castle (gas station) | |
| | 30 Arthur Street, Blarney Castle (Swidorski Oil) | |
| | 32 Arthur Street, Blarney Castle (Car Wash) | |
| | 212 Arthur Street, State Police Post | |
| | 302 First Street, Slade's (Pink Pump) | |
| | 1500 Main Street, Cronan (Salty Dog Saloon) | |
| | 51 Ninth Street, C&E Enterprises (Century Boat) | |
| Rank | Vacant Properties | Notes |
| | Fifth Avenue, Sand Products | |
| | Adams Street, Sand Products | |
| | N. of Monroe Street, St Mary's Church | |
| | Ford/Short/Third Ave., Kalimar (Washington School) | |
| | Cherry St./Merkey Road ,HHH investing Co. | |
| | Ramsdell Street, Knott | |
| | NW Corner Tamarack/Twelfth, St. Paul's Church | |
| | NE Corner Tamarack/Twelfth, St. Paul's Church | |
| | US 31 South, Chemical Bank (Radio Hill) | |
| | US 31 South, Seng Properties LLC | |
| | Cleveland Street, Blarney Castle | |
| | Industrial Park Lots 12 & 13, City of Manistee | |
| | 25 Arthur Street, Consumers | |
| Additional Properties for Consideration <i>(Please list any additional sites you would like considered)</i> | | |
| | | |
| | | |
| | | |
| 2015 Sites removed from consideration | | |
| | <i>270 River Street, Port City Christian Fellowship</i> | <i>Top Site 2015 – no response from owner</i> |
| | <i>91 Arthur Street, Lafata (Little Caesars)</i> | <i>Top Site 2015 – no response from owner/Litigation</i> |
| | <i>200 River Street, Seng's</i> | <i>Top Site 2015 – no response from owner</i> |
| | <i>254 River Street, Iron Works</i> | <i>Top Site 2015 – no response from owner</i> |
| | <i>Ashland Street, Consumers</i> | <i>Top Site 2015 – did not obtain approval to list</i> |
| | 303 First Street, Former First Street Tavern | New Business opened Black Dog |
| | 305 River Street, Former GT Tire | New Business opened Memory Lane Detailing |
| | Arthur Street, Joslin Cove Condominiums | Developer restarting project |
| | 259 River Street, Milwaukee House | Property sold at tax sale/new owner |
| | 200 Arthur Street, Roadway Inn | Motel reopened |
| | 1501 Main Street, Liquid Dust | Property sold to Reith Riley/expanded shipping |
| | 518 First Street, former Rengo Tire | Owner utilizing building as a warehouse |
| | Five Vacant Lots on Peninsula | Owners did not authorize marketing of other properties |
| | 400 Sibben Street, Eagles/Willis (Candy Mountain) | New owners 2/5/16 |
| | 259 Fifth Street, Manistee Cottage Garden | Property sold – new owner reopened business |

historical commercial building / DDA district

141-149 Washington St – Hotel Northern

Parcel Numbers

51-146-732-04 (1)
51-146-732-05 (2)

Current Owner

White Lion Properties LLC
10391 Mooreville Road
Saline, MI 48176

Sale Information

10/14/14 | \$166,500

Current Zoning

[C-3 Central Business](#)

2016 S.E.V.

\$76,800 (1)
\$15,000 (2)

2016 Taxable Value

\$55,666 (1)
\$14,900 (2)

Potential Incentives

[Brownfield](#)

[DDA Façade Grant](#)

[DDA Loans & Incentives](#)

[MEDC – Community Development
and Assistance Programs](#)

Listing Information

Re/Max Platinum
Vanessa Bowden
(734)-945-8151



For additional
information
please contact

70 Maple Street
Manistee, MI 49660

Thad Taylor

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231.398.2801
ttaylor@manisteemi.gov

Denise Blakeslee

Planning & Zoning Administrator
231.398.2805
dblakeslee@manisteemi.gov

Located in the central business district, zoned commercial with a wide range of commercial uses available with one apartment with potential for more.

LOT DIMENSIONS (1)

| | |
|-----------------|----------------------|
| Size | 15,884 square feet |
| Frontage | 134.45 Washington St |
| Depth | 119.93 feet |

LOT DIMENSIONS (2)

| | |
|-----------------|--|
| Size | 5,702 square feet |
| Frontage | 47.55 Washington St 119.93 Lincoln St |



This beautiful building was constructed as a passenger station in late 1881. Three more stores were added and a second story in late 1884 when it was opened as the Pacific House. The 120 foot long building has five store fronts and one apartment upstairs. The storefronts are currently vacant along with over 6,000 square feet of area on the second floor.

This property is located in the Manistee Commercial Historic District which is listed on the National Register of Historic Places.

Tax Roll Description (1): AMENDED MAP OF ENGELMANN'S ADD LOTS 2, 3 & 4, EXC N 47.55 FT LOT 4 BLOCK 14 ____ P.ADDR: 141 (APT), 143 & 145 WASHINGTON ST.

Tax Roll Description (2): AMENDED MAP OF ENGELMANN'S ADD N 47.55 FT LOT 4 BLOCK 14 ____ P.ADDR: 147 & 149 WASHINGTON ST.

two commercial buildings / DDA district

283 & 285 River Street – Miller

Parcel Number

51-448-712-01

Current Owner

Donna & Linda Mae Miller
8963 Riverview Drive
Shepherd, MI 48883

Sale Information

Not available

Current Zoning

[C-3 Central Business](#)

2016 S.E.V.

\$75,700

2016 Taxable Value

\$75,525

Potential Incentives

[Brownfield](#)

[DDA Façade Grant](#)

[DDA Loans & Incentives](#)

[MEDC – Community Development
and Assistance Programs](#)

Listing Information

Mike Cnudde

[Coldwell Banker ALM Manistee](#)

231.723.3555



*For additional
information
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dblakeslee@manisteemi.gov

Located in the central business district, zoned commercial with a wide range of commercial uses available. Two buildings located on one parcel with off street parking.

| LOT DIMENSIONS | |
|-----------------|--|
| Size | .19 acres +/- |
| Frontage | 164 feet +/- Cypress St (US 31) 81 feet +/- River St |
| Depth | irregular |



This property located on one of the busiest intersections in Manistee has two buildings with off street parking as you enter the central business district. The first building has approximately 1,706 square feet of space which was recently remodeled including siding and windows. The larger building has approximately 2,056 square feet of space and was recently used as a dry cleaner.



There is 3,387 square feet of asphalt paving that provides off street parking for patrons. The building to the west is also listed for sale.



Tax Roll Description: FILER + SMITHS
ADD PT LOTS 1, 2 + 7 COM 16.7 FT W OF
NE COR LOT 1, SLY ALG W LI US 31 TO W
LI LOT 7, N 35.3 FT, W 31.35 FT, N TO N
LI LOT 2, E 80.89 FT TO POB. BLOCK 7
____P.ADDR: 283-5 RIVER ST

commercial building / upstairs Apartment / DDA district

289 River Street – Riley's

Parcel Number
51-448-712-04

Current Owner
Terry & Peggy Ann Riley
289 River Street
Manistee, MI 49660

Sale Information
Not available

Current Zoning
[C-3 Central Business](#)

2016 S.E.V.
\$35,500

2016 Taxable Value
\$28,254

Potential Incentives
[Brownfield](#)
[DDA Façade Grant](#)
[DDA Loans & Incentives](#)
[MEDC – Community Development and Assistance Programs](#)

Listing Information
Brenda Cronan
[Coldwell Banker ALM Manistee](#)
231.723.3555



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Located in the central business district, zoned commercial with a wide range of commercial uses available with an upstairs Apartment.

| LOT DIMENSIONS | |
|-----------------|----------------------|
| Size | .095 acres |
| Frontage | 34.5 feet – River St |
| Depth | 120 feet |



The building at 289 River Street is easy to find right off of Cypress Street (US 31) located in the Central Business District.

The parcel has frontage on River Street and the adjacent property to the east is also available for sale. The building has 1,300 square feet of storage in the basement; 1,300 square feet of commercial space on the first floor and a 1,300 square foot apartment on the second floor.

This beautiful Late Victorian two story brick building build circa 1870 is not located in the Historic District it has most all its historical features intact. The building is in need of attention, but the right person could bring this beautiful building back to its former glory.



Tax Roll Description: FILER + SMITHS ADD W 34 1/2 FT OF LOT 2 BLOCK 7 _____P.ADDR: 289 & 289 1/2 RIVER ST

historical commercial building / DDA district

337 River St – former H&K Electric

Parcel Numbers
51-453-710-23

Current Owner
Ballyduff Properties LLC
10391 Mooreville Road
Saline, MI 48176

Sale Information
9/17/14 | \$10,000

Current Zoning
[C-3 Central Business](#)

2016 S.E.V.
\$32,200

2016 Taxable Value
\$32,196

Potential Incentives
[Brownfield](#)
[DDA Façade Grant](#)
[DDA Loans & Incentives](#)
[MEDC – Community Development and Assistance Programs](#)

Listing Information
Re/Max Platinum
Vanessa Bowden
(734)-945-8151



For additional information please contact

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Located in the central business district, zoned commercial with a wide range of commercial uses available with potential for second floor apartments

| LOT DIMENSIONS | |
|-----------------|------------------------|
| Size | 2,826 +/- square feet |
| Frontage | 31.3 ft – River Street |
| Depth | irregular |

This building is ready for the right developer to come and bring it back to life. There is 2,025 sq. ft. of basement storage, 2,684 sq. ft of area on the first floor and 2,025 sq. ft. on the second floor that would be perfect for apartments. The H&K Electric sign has been removed to reveal the original transom windows and ledge.

The current owner has an approved façade rendering that includes a doorway for second floor access off River Street.

While the building is currently vacant it was recently used in a movie production that showcased it as “Harry’s Coffee” showing a creative way to utilize the existing space without major renovations.

This property is located in the Manistee Commercial Historic District which is listed on the National Register of Historic Places.



Tax Roll Description : GREENS ADD LOT 21 BLOCK 7 ____ P.ADDR: 337 RIVER ST

commercial building & vacant lot / DDA district

55 Division Street – F.O.E. Eagles

Parcel Number

51-448-713-07 (lot)
51-448-713-09

Current Owner

Manistee Area No 1765
Fraternal order of Eagles
55 Division Street
Manistee, MI 49660

Sale Information

Not available for this property

Current Zoning

[C-3 Central Business](#)

2016 S.E.V.

\$5,000 (lot) | \$122,500

2016 Taxable Value

\$4,322 (lot) | \$122,500

Potential Incentives

[Brownfield](#)

[DDA Façade Grant](#)

[DDA Loans & Incentives](#)

[MEDC – Community Development
and Assistance Programs](#)

Listing Information

[REMAX Bayshore Properties](#)

Elizabeth Chandler



For additional
information
please contact

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dblakeslee@manisteemi.gov

Located in the central business district, zoned commercial with a wide range of commercial uses available.

| LOT DIMENSIONS Commercial Building | |
|---------------------------------------|--|
| Size | .63 Acres +/- |
| Frontage | 136 feet - Division St 266 feet - Lake St |
| Depth | irregular |



| LOT DIMENSIONS Parking Lot | |
|-------------------------------|-------------------|
| Size | 7,920 square feet |
| Frontage | 66 feet – Lake St |
| Depth | 120 feet |



This large parcel located in the Central Business District on the corner of Lake and Division Streets.

The former clubhouse features a full kitchen with 5,764 square-feet of floor space on the first floor; with a finished basement and bar area on each floor. There is also a 119 sq. ft. shed on the property.



There is over 13,000 square feet of paved parking area in the front of the building with 3,300 square feet of paved parking area behind the building.

Tax Roll Description: FILER + SMITHS ADD LOTS 11 + 12, + PT OF BLK 7 LYING W OF LOT 12, BLOCK 7 ____ P.ADDR: 55 DIVISION ST

Tax Roll Description: FILER + SMITHS ADD LOT 10 BLOCK 7 EAST OF 55 DIVISION ST



Oleson Land Company LLC
P.O. Box 72
Traverse City, MI 49685-072

51-146-726-01
 160 Memorial Drive
 SEV/TAXABLE VALUE \$674,300

51-146-727-07
 169 Taylor Street
 SEV/TAXABLE VALUE \$6,300

51-146-727-11
 163 Taylor Street
 SEV/TAXABLE VALUE \$26,600/23,470

51-146-726-09
 170 & 172 Memorial Drive
 SEV/TAXABLE VALUE \$225,100

| | |
|----------------------|------------------|
| TOTAL SEV | \$932,300 |
| TOTAL TAXABLE | \$929,170 |

Market is located on all four parcels
 Property needs splits and combinations to meet zoning requirements and clean up tax descriptions.

NOTE

Single family home is also located on parcel 51-146-727-11 – 163 Taylor Street where market was built around. Property could be split to meet the zoning requirements of Width 25 ft/ Area 2,500 sq. ft.



28 Arthur St - Former Gas Station

Parcel Number
51-174-709-03

Current Owner
Blarney Castle Oil Co.
P.O. Box 246
Bear Lake, MI 49614

Sale Information
2/1/1994

Current Zoning
[C-1 Regional Commercial](#)

2016 S.E.V.
\$65,300

2016 Taxable Value
\$65,300

Incentives
[Brownfield](#)
[MEDC – Community Development and Assistance Programs](#)

Listing Information
Dennis P. McCarthy
dpmc@blarneycastleoil.com
231.864.3111



For additional information please contact

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231.398.2801
ttaylor@manisteemi.gov

Denise Blakeslee
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231.398.2805
dblakeslee@manisteemi.gov

This property has 230 feet of prime frontage on US 31/Arthur Street the main corridor to the community and is zoned commercial with a wide range of commercial uses available

| LOT DIMENSIONS | |
|-----------------|---------------------------------|
| Size | 0.72 acres +/- |
| Frontage | 230 feet +/- US 31/Arthur St |
| Depth | Irregular |



Originally constructed as a gas station in DATE the ___ sq. ft. building has since been used for retail purposes. The property still includes the gas station canopy and tanks.



Tax Roll Description: AMENDED MAP OF ENGELMANN'S ADD S 78 FT OF LOT 36, LOT 37 & N 6 FT OF LOT 38, EXC PM RR R/W BLOCK 2; ALSO PT OF LOT 36 BLOCK 2, COM AT SE COR OF SD LOT, TH N 11 DEG 54 MIN 24 SEC E 78.20 FT TO POB, TH N 85 DEG 33 MIN 55 SEC W 97 FT, TH N 11 DEG 29 MIN 28 SEC E 77 FT, TH S 85 DEG 33 MIN 55 SEC W 97 FT, TH S 11 DEG 29 MIN 28 SEC W 77 FT TO POB BLOCK 2 ____ P.ADDR: 28 ARTHUR ST

vacant building

30 Arthur Street - Swidorski Oil Company

Parcel Number
51-146-704-23

Current Owner
Blarney Castle Oil Co.
P.O. Box 246
Bear Lake, MI 49614

Sale Information
2/1/1994

Current Zoning
[C-1 Regional Commercial](#)

2016 S.E.V.
\$37,300

2016 Taxable Value
\$37,300

Potential Incentives
[Brownfield](#)
[MEDC – Community Development and Assistance Programs](#)

Listing Information
Dennis P. McCarthy
dpmc@blarneycastleoil.com
231.864.3111



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dblakeslee@manisteemi.gov

This property has 102 feet of prime frontage on US 31/Arthur Street the main corridor to the community and is zoned commercial with a wide range of uses available

| LOT DIMENSIONS | |
|-----------------|---------------------------------|
| Size | 0.71 acres +/- |
| Frontage | 102 feet +/- US 31/Arthur St |
| Depth | Irregular |



There is one building located on the property at 30 Arthur Street. The 3,408 structure was previously used as a warehouse/office that includes a 256 square-foot covered loading dock and a 256 square-foot open loading dock. A note in the assessment file indicates that tanks on the property were removed.



Tax Roll Description: AMENDED MAP OF ENGELMANN'S ADD LOT 36 BLOCK 1 & N 100 FT OF LOT 36 BLOCK 2, EXC PT OF BLOCK 2, COM AT SE COR OF LOT 36, TH N 11 DEG 54 MIN 24 SEC E 78.20 FT FOR POB, TH N 85 DEG 33 MIN 55 SEC W 97 FT, TH N 11 DEG 29 MIN 28 SEC E 77 FT, TH S 85 DEG 33 MIN 55 SEC E 97 FT, TH S 11 DEG 29 MIN 28 SEC W 77 FT TO POB, ALSO EXC PM RR R/W ____ P.ADDR: 30 ARTHUR ST

32 Arthur Street - Lakeview Car Wash

Parcel Number
51-146-704-19

Current Owner
Blarney Castle Oil Co.
P.O. Box 246
Bear Lake, MI 49614

Sale Information
Not available

Current Zoning
[C-1 Regional Commercial](#)

2016 S.E.V.
\$59,700

2016 Taxable Value
\$59,700

Potential Incentives
[Brownfield](#)
[MEDC – Community Development and Assistance Programs](#)

Listing Information
Dennis P. McCarthy
dpmc@blarneycastleoil.com
231.864.3111



For additional information please contact

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dblakeslee@manisteemi.gov

This property has 126 feet of prime frontage on US 31/Arthur Street the main corridor to the community and is zoned commercial with a wide range of commercial uses available

| LOT DIMENSIONS | |
|-----------------|---------------------------------|
| Size | 0.99 acres +/- |
| Frontage | 126 feet +/- US 31/Arthur St |
| Depth | Irregular |



The property at 32 Arthur Street includes a 1,260 square foot building that was constructed in 1955 that was a gas station/carwash. In 1986 the canopy that includes a 45 square-foot booth was built. This property is located on an irregularly shaped parcel with frontage on US 31/Arthur Street.



Tax Roll Description: AMEN ENGELMANN'S LOT 33, 34 & 35 & E 10 FT OF LOT 32 ALSO THAT PT OF ADAMS ST LYING E'LY OF RR R/W & N'LY OF LOT 33 BLK 1, VACATED IN LIBER 202 PAGE 366, ALSO THAT PART OF UNNAMED ST LYING E'LY OF LOT 33 BLOCK C/L DESC AS COM AT S LINE OF LOT 33 & RUNNING N'LY TO N LI OF SD PLAT AS VACATED IN L 282 P 148. ALSO ALL THAT PART OF MADISON ST LYING E'LY OF RR R/W & BETWEEN LOTS 33, 34 & 35 BLOCK 1 & LOT 36 ON THE SOUTH & EXT OT ARTHUR ST AS VACATED IN L 287 PAGE 392, EXC RR R/W BLOCK 1 ____ P.ADDR: 32 ARTHUR ST - CAR WASH

vacant commercial building

212 Arthur Street – Former State Police Post

Parcel Number
51-174-708-09

Current Owner
State of Michigan

Sale Information
Not available

Current Zoning
[C-1 Regional Commercial](#)

2016 S.E.V.
Tax exempt

2016 Taxable Value
Tax exempt

Potential Incentives
[Brownfield](#)
[MEDC – Community Development and Assistance Programs](#)

This property is not currently listed for sale



For additional information please contact

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dblakeslee@manisteemi.gov

This property is accessed from US 31/Arthur Street the main corridor through the community, zoned regional commercial with a wide range of commercial uses available

| LOT DIMENSIONS | |
|-----------------|---------------------------------|
| Size | .51 acres +/- |
| Frontage | 100 feet +/- US 31/Arthur St |
| Depth | Irregular |



Manistee served as the headquarters post for northern Michigan when the Gaylord Detachment closed, and the original post area covered 10 counties. Headquarters for the new Seventh District transferred to Traverse City in 1932, but Manistee soon claimed an enduring role in the department's history. Captain Hathaway's successful manhunt for the thugs who robbed the bank and murdered cashier Ellsworth Billman in the Manistee County village of Kaleva in 1933 finally squelched the political opposition which had plagued the State Police since its inception, and led to implementation of the department's pioneer Stateline blockade system. The Manistee Post moved for a time into a leased house on Kosciusko Street before the present brick WPA barracks was completed in 1936. The building has been vacant since 2011 when the post closed

Tax Roll Description: S C THOMPSON ADDITION PT LOT H LYING S + W OF A LI COM AT SW COR LOT I, S 78 DEG 30 MIN W 70 FT, N 49DEG W 100 FT, N 54DEG 15MIN W 188 FT, N 54DEG 45MIN W 165 FT TO RR R/W ALSO COMON W LI US 31 27 FT S OF NE COR LOT K, S 82 DEG 33 MIN W 174.2 FT TO W LI LOT K, N 28 DEG W 15.7 FT TO SW COR LOT I S 78DEG 30MIN W 44 FT, N 36DEG W 97.5 FT, N 82DEG 33MIN E 272 TO W LI US 31, S 6DEG 22MIN E 100 FT TO POB LOTS H, I, K EXC THAT PT LOT H COM INTR N LI LOT L & W LI US-31 FOR POB, TH N 6 DEG 59 MIN W 30 FT, TH S 84 DEG 30 MIN W 82.42 FT, TH N 26 DEG 41 MIN W 264.10 FT, TH S 15 DEG 3 MIN E 197.97 FT, TH S 35 DEG 55 MIN W 295.08 FT, TH E 115 FT, TH N 5 DEG 23 MIN E 154.17 FT, TH N 83 DEG 53 MIN E 200 FT TO POB. PROP ADDR: 212 ARTHUR ST SPLIT ON 10/02/2013 INTO 51-174-708-10, 51-174-708-11;

commercial building / apartment

302 First Street – Slade

Parcel Number

51-448-728-09

Current Owner

William & Connie Slade
302 First Street
Manistee, MI 49660

Sale Information

4/1/1996 | \$19,000

Current Zoning

[C-2 Neighborhood Commercial](#)

2016 S.E.V.

\$60,000

2016 Taxable Value

\$60,000

Potential Incentives

[Brownfield](#)

[MEDC – Community Development
and Assistance Programs](#)

**Property was previously listed for
sale, asking price of
\$159,900**



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*For additional
information
please contact*

**Located in the neighborhood commercial district with a
wide range of commercial uses available**

LOT DIMENSIONS

Size 16,896 square feet

Frontage 128 feet - First St
132 feet - Grant St



The main building is two stories that include a 2,800 square foot apartment along with an additional 2,832 square feet of area that can be used for storage on the second floor. The first floor has 4,432 square feet of area in the main building with 3,458 feet of warehouse storage in the single story addition on the rear of the building with garage doors for easy access.



Tax Roll Description: FILER & SMITHS ADD LOTS 11 & 12 BLOCK 15 ____ P.ADDR:
302 1ST ST

1500 Main Street - Salty Dog Saloon

Parcel Number
51-764-712-02

Current Owner
Brenda Cronan
6278 Thorpe Road
Manistee, MI 49660

Sale Information
Not available

Current Zoning
[R-3 High Density Residential](#)

2016 S.E.V.
\$22,100

2016 Taxable Value
\$21,965

Potential Incentives
[Brownfield](#)
[MEDC – Community Development and Assistance Programs](#)

This property is not currently listed for sale



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Located in the high density residential district with key street frontage that allows commercial uses as special uses



| LOT DIMENSIONS | |
|-----------------------|---|
| Size | 14,400 square feet |
| Frontage | 120 feet Main Street 120 feet Fifteenth Street |

The building at 1500 Main Street was the home of the Salty Dog Saloon which was located across from the former Hardy Salt Plant. With the closing of the plant and numerous changes in ownership the establishment closed in the late 1990's.

The first floor of the building has approximately 3,371 square feet of space with a 640 square foot garage on the rear. The second floor has 1,825 square feet of space that once was used as a residence; the assessor currently has the space priced as not livable.

This parcel is located on a key street segment.

Tax Roll Description: MAXWELLTOWN LOT 1 & 2 BLOCK 12 ____P.ADDR: 1500 & 1506 MAIN ST

industrial building / water front

51 Ninth Street - Former Century Boat

Parcel Number
51-712-475-02

Current Owner
C&E Enterprises
448 E. Kott Road
Manistee, MI 49660

Sale Information
3/1/1988

Current Zoning
[G-I General Industrial](#)

2016 S.E.V.
\$113,300

2016 Taxable Value
\$36,469

Reports Available
Numerous environmental reports

Potential Incentives
[Brownfield](#)
[MEDC – Community Development and Assistance Programs](#)

**Previously property was
Listed for sale for**
\$625,000



*For additional
information
please contact*

70 Maple Street
Manistee, MI 49660

Thad Taylor
City Manager
231.398.2801
ttaylor@manisteemi.gov

Denise Blakeslee
Planning & Zoning Administrator
231.398.2805
dblakeslee@manisteemi.gov

Located in the General Industrial District with over 800 feet of frontage on Manistee Lake and rail

| LOT DIMENSIONS | |
|-----------------|---|
| Size | 4.09 acers +/- |
| Frontage | 457 feet +/- Manistee Street 270 feet +/- Twelfth Street |
| Depth | Irregular |



The property at 51 Ninth Street was the former home of Century Boat. Several buildings have been demolished over the years and currently there is a 120,000 square-foot building remaining. The property has approximately 824 feet of frontage on Manistee Lake.



Tax Roll Description: PT GOVT LOT 4 COM 176 FT E OF SE COR BLK 17 OF FREELAND ADD, S TO SW COR LOT 9 BLK 28 SD PLAT, E TO E LI MANISTEE ST, S ALG E LI MANISTEE ST TO PT 16 FT N OF N LI OF MAXWELLTOWN PLAT, E PARA TO SD N LI TO E LI OF MAIN ST EXT, N 18.5 FT ON EXT E LI, N 60DEG 30MIN E TO MANISTEE LK, NLY ALG LK TO N LI OF NINTH ST EXT W ON SD N LI TO POB EXC N 10 FT ALSO EXC RR R/W & EXC COM SW COR SD LOT 9 FREELAND BLK 28, TH E 33 FT TO POB, TH N 124.87 FT TO N LI LOT 7, TH E 168.6 FT TO W'LY RR R/W, TH ALG CRV TO LEFT 131 FT (CHRD BEARS & DIST S 16 DEG 27 MIN 44 SEC E 130.94 FT) TO S LI LOT 9 EXT, TH W 205.72 FT TO POB, ALSO EXC PT OF GOVT LOT 4 DESC AS COM AT SW COR OF LOT 9, TH N 429.54 FT TO PT LYING 10 FT S OF N LI OF 9TH ST EXT, TH E 311.02 FT TO INTER TRAVERSE LINE, TH S 18 DEG 37 MIN 23 SEC E 59.12 FT, TH W 296.85 FT TO E LI OF W 33 FT OF LOTS 1 THRU 9, TH S 373.36 FT TO S LINE OF LOT 9, TH W 33 FT TO POB, ALSO EXC COM AT PT 209 FT E OF SE COR OF BLK 17 FREELAND & 66 FT S FOR POB, TH S TO N LI OF LOT 7 BLK 28, TH N 89 DEG 54 MIN 01 SEC E 168.6 FT, ALG N LI OF LOT 7 EXT TO W'LY LI OF RR R/W, TH N'LY ALG W LI OF RR R/W TO S LI OF NINTH ST, TH W TO POB. 4.09 A*M/L. SEC 12 T21N R17W. -51 9TH ST & VACANT- 53 9TH ST

two adjoining vacant parcels / water frontage

Fifth Avenue - Sand Products Corporation

Parcel Number

51-211-200-01 (1)
51-211-128-01 (2)

Current Owner

Sand Products Corp
560 Mart Street
Muskegon, MI 49440

Sale Information

Not available

Current Zoning

[W-F Waterfront](#)

2016 S.E.V.

\$465,000 (1)
\$350,000 (2)

2016 Taxable Value

\$142,169 (1)
\$100,018 (2)

Potential Incentives

[Brownfield](#)

[MEDC – Community Development and Assistance Programs](#)

This property is not currently listed for sale



For additional information please contact

70 Maple Street
Manistee, MI 49660

Thad Taylor
City Manager
231.398.2801
ttaylor@manisteemi.gov

Denise Blakeslee
Planning & Zoning Administrator
231.398.2805

These two vacant parcels are zoned W-F Waterfront with over 2,400 feet of frontage on the Manistee River Channel



LOT DIMENSION (1)

Size 9.05 acres +/-
Frontage 1,500 feet - Fifth Avenue
Depth Irregular

LOT DIMENSION (2)

Size 6.2 acres +/-
Frontage 275 feet - Fifth Avenue
Depth Irregular

Both vacant parcels are located off Fifth Avenue on the Manistee River Channel just south of Harbor Village Development. There are spectacular views of the Manistee River Channel and Lake Michigan from this property which is poised for development.

Tax Roll Description (1): GOVT LOT 2 EXC PLAT OF VILL. OF MANISTEE + EXC N 33 FT, ALSO EXC COM AT N 1/4 COR OF SD SEC, TH W 1500.61 FT TO POB, TH CONT W 80.47 FT, TH S 29 DEG 06 MIN 02 SEC W 258.9 FT TO RIVER, TH S 45 DEG 14 MIN 43 SEC E ALG SD RIVER 13.13 FT, TH S 43 DEG 01 MIN 26 SEC E ALG RIVER 27.15 FT, TH N 04 DEG 16 MIN 23 SEC E 50.33 FT, TH N 46 DEG 53 MIN 31 SEC E 109.68 FT TO PT OF CURVATURE OF CRV (RADIUS OF 201.5 FT) TH NE'LY ALG ARC OF SD CRV TO LEFT A DIST OF 95.96 FT (CHRD BEARS + DIST N 33 DEG 14 MIN 13 SEC E 95.05 FT), TH N 19 DEG 35 MIN 39 SEC E 18.02 FT TO POB. 9.05 A M/L. SEC 11 T21N R17W.

Tax Roll Description (2): W 440 FT OF GOV 1 EXC N 33 FT, + EXC R/W OF M+NERR, ALSO EXC COM AT A PT 33 FT S + 55 FT E OF 1/4 POST ON N SIDE SEC 11, S 120 FT, E 55 FT, N 120 FT, E 55 FT, S 120 FT, E 110 FT, N 120 FT, W 200 FT TO POB, 6.2 A*M/L SEC 11 T21N R17W. ___P. ADDR: 321 5TH AVE

vacant property / zoned residential

Adams St - Sand Products Corporation

Parcel Number
51-146-703-13

Current Owner
Sand Products Corporation
560 Mart Street
Muskegon, MI 49440

Sale Information
Not Available

Current Zoning
[R-2 Medium Density Residential](#)

2016 S.E.V.
\$21,700

2016 Taxable Value
\$15,863

Potential Incentives
[Brownfield](#)
[MEDC – Community Development and Assistance Programs](#)

LISTING INFORMATION (4/12/16)

Century 21 Boardwalk
Jim Beaudrie
231.723.6100

Price
\$39,900



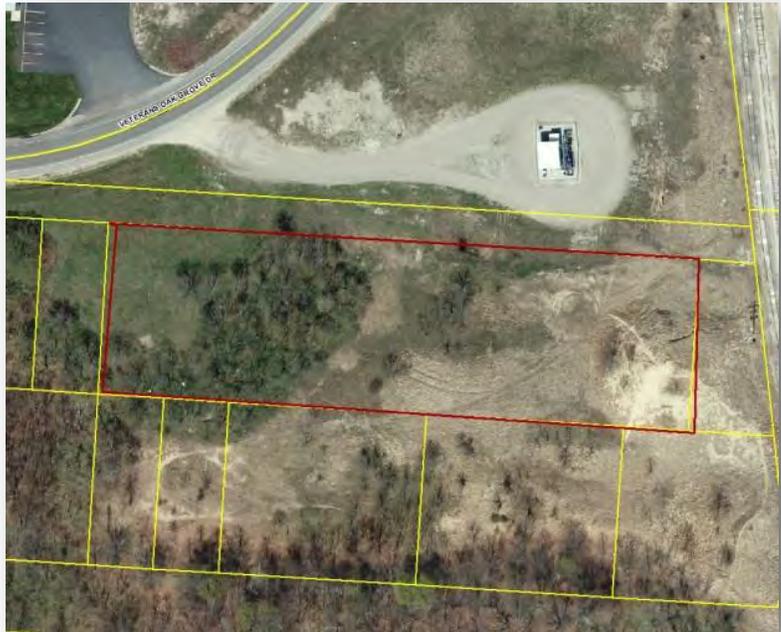
For additional information please contact

70 Maple Street
Manistee, MI 49660

Thad Taylor
City Manager
231.398.2801
ttaylor@manisteemi.gov

Denise Blakeslee
Planning & Zoning Administrator
231.398.2805
dblakeslee@manisteemi.gov

Large residential parcel that could be divided into building sites or developed as a Planned Unit Development



LOT DIMENSIONS

| | |
|-----------------|---------------------------------------|
| Size | 9.05 acres +/- |
| Frontage | 540 feet - Adams Street (undeveloped) |
| Depth | 156.2 feet |

This large tract of vacant property on undeveloped Adams Street is waiting for development. A prime location that is in walking distance to Duffy Park, Man Made Lake and Fifth Avenue Beach on Lake Michigan.

Tax Roll Description: AMENDED MAP OF ENGELMANN'S ADD LOTS 23 THRU 31 BLOCK 1 | SOUTH OF ADAMS ST.

vacant property / zoned residential

N. of Monroe St - St Mary's Property

Parcel Number
51-102-400-09

Current Owner
Szoka Most Rev. Edmund C
P.O. Box 150
Onkama, MI 49675

Sale Information
Not available

Current Zoning
[R-2 Medium Density Residential](#)

2016 S.E.V.
Tax Exempt

2016 Taxable Value
Tax Exempt

Potential Incentives
[Brownfield](#)
[MEDC – Community Development and Assistance Programs](#)

This property is not currently listed for sale



70 Maple Street
Manistee, MI 49660

Thad Taylor
City Manager
231.398.2801
ttaylor@manisteemi.gov

Denise Blakeslee
Planning & Zoning Administrator
231.398.2805
dblakeslee@manisteemi.gov

For additional information please contact

This property is zoned medium density residential with the option of a dividing into individual parcels for develop or as a planned unit development



LOT DIMENSIONS

| | |
|-----------------|-------------------------------|
| Size | 4.2 acres +/- N. of Monroe St |
| Frontage | 650 feet +/- Monroe St |
| Depth | Irregular |

Unfortunately the Catholic Church has had to close some of their facilities in the City. The property where St. Mary's Church is located consists of two parcels. The northern parcel is separated by Monroe Street. This portion of the property is approximately 4.2 acres +/- in size and could be split to create a property for development.

Tax Roll Description: AMENDED MAP OF ENGELMANN'S ADD LOTS 23 THRU 31 BLOCK 1 | SOUTH OF ADAMS ST.

vacant residential property

Ford/Short/Third Ave — Former Washington School

Parcel Number

51-244-701-01 (1)
51-270-713-11 (2)

Current Owner

Kalimar Investments LLC
158000 Prospect Drive
Spring Lake, MI 48456

Sale Information

Not available

Current Zoning

[R-2 Med Density Residential](#)

2016 S.E.V.

\$44,900 (1)
\$8,800 (2)

2016 Taxable Value

\$44,900 (1)
\$8,800 (2)

Potential Incentives

[Brownfield](#)

[MEDC – Community Development
and Assistance Programs](#)

[Listing Information \(7/7/16\)](#)

Capstone Real Estate LLC
616.847.1031

Price

\$90,000 (1)



For additional
information
please contact

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Manistee, MI 49660

Thad Taylor
City Manager
231.398.2801
ttaylor@manisteemi.gov

Denise Blakeslee
Planning & Zoning Administrator
231.398.2805
dblakeslee@manisteemi.gov

Two residential parcels that could be divided into building sites or developed as a Planned Unit Development



LOT DIMENSION (1)

Size 2.49 Acres +/-
Frontage 272 feet - Ford St
272 feet - Short St
Depth 400 feet

LOT DIMENSION (2)

Size 0.47 acres +/-
Frontage 176 feet - Third Avenue
117 feet - Short Street

There are two parcels that are vacant that were home to the former Washington School which was demolished in 2013. Together they create a parcel over 3 acres in size with frontage on three streets.

Tax Roll Description (1): E.E. DOUVILLES ADDITION LOTS 1 THRU 8 BLOCK A & LOTS 1, 2, 6, 7, 10, 11, 14 & 15, EXC S 4 FT OF LOT 2 BLOCK B; ALSO TH PT OF VAC CHURCH ST LYING E OF LN 26 FT W OF E LN OF LOT 5 BLOCK A PER LIBER 24 PAGE 562; ALSO TH PT OF VAC FOURTH AVE LYING BETWEEN BLOCK A & BLOCK B PER LIBER 939 PAGE 205. ____P.ADDR: 429 FORD ST

Tax Roll Description (2): RAMSDELL + BENEDICTS NORTH ADD. E 44 FT OF LOT 2 + LOT 3 BLOCK 4. ALSO N 1/2 VAC PT CHURCH ST ADJ L244 P562__SW COR OF SHORT ST & 3RD AVE

vacant property / zoned residential

Cherry Street / Merkey Road - 55 Acres

Parcel Number
51-314-225-01

Current Owner
HHH Investing Co
15 Ionia SW, Ste 505
Grand Rapids, MI 48503

Sale Information
1/12/98 | \$210,000

Current Zoning
[R-2 Medium Density Residential](#)

2016 S.E.V.
\$211,000

2016 Taxable Value
\$153,607

Potential Incentives
[Brownfield](#)
[MEDC – Community Development and Assistance Programs](#)

This property is listed for sale



For additional information please contact

70 Maple Street
Manistee, MI 49660

Thad Taylor
City Manager
231.398.2801
ttaylor@manisteemi.gov

Denise Blakeslee
Planning & Zoning Administrator
231.398.2805
dblakeslee@manisteemi.gov

This property is zoned medium density residential with the option of a dividing into individual parcels for develop or as a planned unit development

| LOT DIMENSIONS | |
|-----------------------|--|
| Size | 55.53 acres +/- |
| Frontage | 1,878 feet +/- Cherry Street 895 feet +/- Merkey Road |
| Depth | Irregular |



One of the largest undeveloped parcels in the City is located west of Chery Street, north of Merkey Road at the South boundary of the City. In 2005 the Planning Commission approved a request for a Planned Unit Development, but the permit has expired since construction did not commence. This property is waiting for the right developer to bring a new plan to the table.

Tax Roll Description: W 1/2 NW 1/4, EXC N 48.5 RDS OF W 61 RDS, ALSO EXC COM 300 FT N OF SE COR, S 300 FT, W 425 FT, NE'LY TO POB. ALSO EXC COM NW COR SD SEC, TH E 1006.12 FT TO POB, TH E 330.78 FT, TH S 462 FT, TH W 328.71 FT, TH N 462 FT TO POB. 55.53 A* M/L SEC 14 T21N R17W

vacant property / zoned residential

Ramsdell Street - Knott Property

Parcel Number
51-311-375-05

Current Owner
Kurt & Mary Lou Knott
1647 Fairway Drive
Lima, OH 45803

Sale Information
Not available

Current Zoning
[R-1 Low Density Residential](#)

2016 S.E.V.
\$18,500

2016 Taxable Value
\$11,866

Potential Incentives
[Brownfield](#)
[MEDC – Community Development and Assistance Programs](#)

Listing Information (7/7/16)

Century 21 Boardwalk
Suzanne Riley
231.723.6100

Price
\$65,000



For additional information please contact

70 Maple Street
Manistee, MI 49660

Thad Taylor
City Manager
231.398.29801
ttaylor@manisteemi.gov

Denise Blakeslee
Planning & Zoning Administrator
231.398.2805
dblakeslee@manisteemi.gov

This property is zoned low density residential with the option of a dividing into individual parcels for develop or as a planned unit development



LOT DIMENSIONS

| | |
|-----------------|---|
| Size | 6.45 acres +/- |
| Frontage | 423 Ramsdell St (not thru) 589 Birch St (not thru) |

Over five acres wooded undeveloped property in a great residential area. Just a short walk away from the Manistee Golf and Country Club, Manistee Middle/High School and Paine Aquatic Center. This beautiful property is waiting for the right developer.

Tax Roll Description: PT SE 1/4 SW 1/4 COM AT INT OF S LI OF 8TH ST WITH C/L OF MAPLE ST, W 3286 FT, S 302 FT FOR POB, W 170.4 FT, S 586.9 FT, E 423.4 FT, N 589.7 FT, W 245 FT TO POB SEC 11 T21N R17W 6.45 A. BET 8TH ST + RAMSDELL RD

vacant property / zoned residential

NW Corner Tamarack/Twelfth - St. Paul's

Parcel Number
51-311-375-11

Current Owner
St. Paul Evangelical
Lutheran Church
317 Fourth Street
Manistee, MI 49660

Sale Information
4/18/13
Not available

Current Zoning
[R-2 Medium Density Residential](#)

2016 S.E.V.
13,800

2016 Taxable Value
13,800

Potential Incentives
[Brownfield](#)
[MEDC – Community Development
and Assistance Programs](#)

Listing Information
Ron Ringel
Ringel Real Estate
231.723-6595
Price
\$19,900



70 Maple Street
Manistee, MI 49660

Thad Taylor
City of Manistee
231.398.2801
ttaylor@manisteemi.gov

Denise Blakeslee
Planning & Zoning Administrator
231.398.2805
dblakeslee@manisteemi.gov

*For additional
information
please contact*

This property is zoned medium density residential with the option of a dividing into individual parcels for develop or as a planned unit development



LOT DIMENSIONS

| | |
|-----------------|---|
| Size | 2.55 acres +/- |
| Frontage | 377.15 Twelfth St 292.75 Tamarack St |

One of two properties that were donated to St. Paul Evangelical Lutheran Church in 2013 located near Manistee Middle/High School and the Pain Aquatic Center. This property provides a variety of options for residential use by either dividing into individual lots or development as a Planned Unit Development.

Tax Roll Description: PT SW 1/4 SE 1/4, COM AT PT 957 8/12 FT S OF PT IN CEN OF 8TH STREET & CEDAR ST TH S 292.75 FT, TH 2 377.15 FT, TH N 295.5 FT, TH E 378 FT TO POB. 2.55 A*M/L SEC 11 T21N R17W.

vacant property / zoned residential

NE Corner Tamarack/Twelfth - St. Paul's

Parcel Number
51-311-375-09

Current Owner
St. Paul Evangelical
Lutheran Church
317 Fourth Street
Manistee, MI 49660

Sale Information
4/18/13
Not available

Current Zoning
[R-2 Medium Density Residential](#)

2016 S.E.V.
14,400

2016 Taxable Value
14,400

Potential Incentives
[Brownfield](#)
[MEDC – Community Development and Assistance Programs](#)

Listing Information
Ron Ringel
Ringel Real Estate
231.723-6595

Price
\$19,900



*For additional
information
please contact*

70 Maple Street
Manistee, MI 49660

Thad Taylor
City Manager
231.398.2801
ttaylor@manisteemi.gov

Denise Blakeslee
Planning & Zoning Administrator
231.398.2805
dblakeslee@manisteemi.gov

This property is zoned medium density residential with the option of a dividing into individual parcels for develop or as a planned unit development



LOT DIMENSIONS

| | |
|-----------------|-----------------------------------|
| Size | 2.66 acres +/- |
| Frontage | 390 Twelfth St 297 Tamarack St |

One of two properties that were donated to St. Paul Evangelical Lutheran Church in 2013 located near Manistee Middle/High School and the Pain Aquatic Center. This property provides a variety of options for residential use by either dividing into individual lots or development as a Planned Unit Development.

Tax Roll Description: PT SE 1/4 SW 1/4, COM AT SE COR THEREOF, TH N 33 FT TO POB, TH W 390 FT M/L TH N 397 FT, E 390 FT M/L TO PT O C/L OF TAMARACK ST IF EXT, TH S 297 FT TO POB. 2.66 A*M/L SEC 11 T21N R17W.

vacant commercial property

US 31 South, Twelfth & Cypress St - Radio Hill

Parcel Number
51-673-001-00

Current Owner
Chemical Bank
333 E. Main Street
Midland, MI 48642

Sale Information
10/13/2014

Current Zoning
[C-1 Commercial](#)

2016 S.E.V.
\$70,600

2016 Taxable Value
\$70,600

Potential Incentives
[Brownfield](#)
[MEDC – Community Development and Assistance Programs](#)

[LISTING INFORMATION \(7/7/16\)](#)

Century 21 Boardwalk
Suzanne Riley
231.723-6100

Price
\$139,900



For additional information please contact

70 Maple Street
Manistee, MI 49660

Thad Taylor
City Manager
231.398.2801
ttaylor@manisteemi.gov

Denise Blakeslee
Planning & Zoning Administrator
231.398.2805
dblakeslee@manisteemi.gov

The property that locals call “Radio Hill” has frontage on three streets, US 31 South, Twelfth Street and Cypress Street is located in the regional commercial zoning district



| LOT DIMENSIONS | |
|-----------------------|--|
| Size | 6.0 acres +/- |
| Frontage | 175 feet - US 31 South 632 feet - Twelfth St 322 feet - Cypress St |

The structures and radio antenna have been removed from the parcel. This property has significant changes in topography and a special use permit was granted in 2011 for mine, sand and gravel which will expire on December 2, 2016. Mining operations are limited to areas of one acre at a time with reclamation standards in place.

Tax Roll Description: AMENDED E.N. SALLINGS ADDITION LOT 1, PER VACATION ORDER RECORDED IN LIBER 730 PAGE 299

vacant commercial property

US 31 South - Seng Properties LLC

Parcel Number
51-713-125-20

Current Owner
Seng Properties LLC
P.O. Box 401
Manistee, MI 49660

Sale Information
2/1/1999 | \$330,000

Current Zoning
[C-1 Commercial](#)

2016 S.E.V.
\$274,400

2016 Taxable Value
\$212,971

Potential Incentives
[Brownfield](#)
[MEDC – Community Development and Assistance Programs](#)

This property was previously listed for sale for \$795,000



For additional information please contact

70 Maple Street
Manistee, MI 49660

Thad Taylor
City Manager
231.398.2801
ttaylor@manisteemi.gov

Denise Blakeslee
Planning & Zoning Administrator
231.398.2805
dblakeslee@manisteemi.gov

This property has over 900 feet of frontage on US 31 and is located in the regional commercial zoning district with lots of opportunity for commercial development



| | LOT DIMENSIONS |
|-----------------|--------------------------|
| Size | 15.58 acres +/- |
| Frontage | 900 feet +/- US 31 South |
| Depth | Irregular |

This large vacant parcel is located on US 31 South next to Manistee Catholic Central School. This property was previously used as a mining operation where sand was removed. This parcel is located at the South boundary line of the City. The mining of sand on the site has ceased operation.

Tax Roll Description: PT NE 1/4 NW 1/4 & PT NW 1/4 SE 1/4, COM AT N 1/4 COR OF SD SEC, TH S 1374.6 FT TO SE COR OF NE 1/4 NW 1/4 & POB, TH N 88 DEG 42 MIN 10 SEC W 842.43 FT, TH N 396.15 FT, TH N 38 DEG 01 MIN 38 SEC E 162.61 FT, TH N 67 DEG 07 MIN 50 SEC E 387.43 FT, TH N 89 DEG 17 MIN 37 SEC E 312.14 FT, TH N 67 DEG 07 MIN 50 SEC E 194.54 FT TO C/L OF US-31, TH ALG C/L S 22 DEG 52 MIN 06 SEC E 237.69 FT TO W'LY LI OF FORMER RR R/W, TH ALG CRV TO LEFT 365.74 FT (CHRD BEARS & DIST S 10 DEG 29 MIN 04 SEC W 364.81 FT, TH N 86 DEG 38 MIN 01 SEC W 3.06 FT, TH ALG CRV TO RIGHT 114.4 FT (CHRD BEARS & DIST S 06 DEG 24 MIN 08 SEC W 114.34 FT), TH S 09 DEG 23 MIN 58 SEC W 80.89 FT TO S LI OF NW 1/4 NE 1/4, TH N 88 DEG 42 MIN 10 SEC W 99.03 FT TO POB, ALSO PT NW 1/4 NE 1/4, COM AT N 1/4 COR OF SD SEC, TH S 1374.6 FT TO SW COR OF NW 1/4 NE 1/4, TH N 88 DEG 12 MIN 19 SEC E 200.81 FT, TH ALG E'LY LI OF FORMER RR R/W N 09 DEG 23 MIN 58 SEC E 30 FT TO POB, TH CON'T ALG R/W N 09 DEG 23 MIN 58 SEC E 31.78 FT, TH ALG CRV TO LEFT 124.83 FT (CHRD BEARS & DIST N 06 DEG 24 MIN 24 SEC E 124.78 FT), TH S 86 DEG 38 MIN 01 SEC E 3.06 FT, TH ALG CRV TO RIGHT 216.9 FT (CHRD BEARS & DIST N 07 DEG 54 MIN 27 SEC E 216.68 FT) TO C/L OF HWY, TH S 22 DEG 52 MIN 06 SEC E 394.36 FT, TH S 88 DEG 12 MIN 19 SEC W 205.35 FT TO POB. 15.58 A*/M/L. SEC 13 T21N R17W.

Cleveland Street (US 31)- Blarney Castle

These two parcels combined create 240 feet of frontage on US 31/Cleveland Street the major corridor through the community. The commercial zoning allows for a variety of uses ready for the right developer.

Parcel Number

51-146-723-19 (1)
51-146-722-01 (2)

Current Owner

Blarney Castle Oil Co.
P.O. Box 246
Bear Lake, MI 49614

Sale Information

Not available (1)
10/1/1986 - \$35,000 (2)

Current Zoning

[C-2 Neighborhood Commercial](#)

2016 S.E.V.

\$58,100 (1)
\$18,500 (2)

2016 Taxable Value

\$58,100 (1)
\$18,500 (2)

Potential Incentives

[Brownfield](#)

[MEDC – Community Development and Assistance Programs](#)

Listing Information

Dennis P. McCarthy
dpmc@blarneycastleoil.com
231.864.3111



| LOT DIMENSION (1) | |
|--------------------------|---|
| Size | 14,502 square feet |
| Frontage | 120 feet – Cleveland St 120 feet – Harrison St |

| LOT DIMENSION (2) | |
|--------------------------|--|
| Size | 14,502 square feet |
| Frontage | 120 feet – Cleveland St 120 feet – Lincoln St |

The building at 145 Harrison Street was demolished in 2016 and the tanks have been removed.

Additional development opportunities are available if both parcels are combined into one.

Tax Roll Description (1): AMENDED MAP OF ENGELMANN'S ADD LOTS 19 & 20 BLOCK 7 ____ P.ADDR: 145 HARRISON ST

Tax Roll Description (2): AMENDED MAP OF ENGLEMANNS ADDITION LOTS 1 & 2 BLOCK 7 ____ P.ADDR: 152 CLEVELAND ST



For additional information please contact

70 Maple Street
Manistee, MI 49660

Thad Taylor
City Manager
231.398.2801
ttaylor@manisteemi.gov

Denise Blakeslee
Planning & Zoning Administrator
231.398.2805
dblakeslee@manisteemi.gov

vacant industrial park property

Industrial Park Lot 12 & 13

Parcel Number

51-155-012-00 – LOT 12
51-155-013-00 – LOT 13

Current Owner

City of Manistee
70 Maple Street
Manistee, MI 49660

Sale Information

Not available

Current Zoning

[L-I Light Industrial](#)

2016 S.E.V.

Tax Exempt

2016 Taxable Value

Tax Exempt

Potential Incentives

[Brownfield](#)

[MEDC – Community Development and Assistance Programs](#)

Contact the City Manager if interested in development of these parcels

For additional information please contact



70 Maple Street
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City Manager
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ttaylor@manisteemi.gov

Denise Blakeslee
Planning & Zoning Administrator
231.398.2805
dblakeslee@manisteemi.gov

Two lots in the City Industrial Park ready for light industrial development.



LOT DIMENSION (Lot 12)

Size 2.7 Acres +/-
Frontage 432 feet – N. Glocheski Dr
272 feet – Washington St

LOT DIMENSION (Lot 13)

Size 2.7 acres +/-
Frontage 272 feet – Washington St
Depth 432 feet

In 1972 the City of Manistee received a Federal EPA grant for the construction of an Industrial Park on approximately 60 acres of property on the west side of Washington Street. This property is zoned Light Industrial for industries which traditionally do not cause excessive noise, vibration, odors, visual blight, pollution, use hazardous processes; and to be compatible with the City's Master Plan.

These two vacant parcels are located in the City's Industrial Park. They are for sale and can be purchase together or individually.

Tax Roll Description: MANISTEE INDUSTRIAL PARK LOT 12.

Tax Roll Description: MANISTEE INDUSTRIAL PARK LOT 13.

vacant commercial property – water frontage

25 Arthur Street - Consumers

Parcel Number
51-101-300-01

Current Owner
Consumers Power Co.
One Energy Plaza
Jackson, MI 49201

Sale Information
Not available

Current Zoning
[W-F Waterfront](#)

2016 S.E.V.
\$371,400

2016 Taxable Value
\$151,918

Potential Incentives
[Brownfield](#)
[MEDC – Community Development and Assistance Programs](#)

This property is not currently listed for sale



For additional information please contact

70 Maple Street
Manistee, MI 49660

Thad Taylor
City Manager
231.398.2801
ttaylor@manisteemi.gov

Denise Blakeslee
Planning & Zoning Administrator
231.398.2805
dblakeslee@manisteemi.gov

This property has over 450 feet of frontage on US 31/Arthur Street and 1,700 feet of water frontage on Manistee Lake, zoned W-F Waterfront with a wide range of commercial use

| LOT DIMENSIONS | |
|-----------------|---------------------------------|
| Size | 12.38 acres +/- |
| Frontage | 465 feet +/- US 31/Arthur St |
| Depth | Irregular |



The property at 25 Arthur Street used to be the local office and maintenance garage for Consumers Power Company. In 2010 Consumers relocated their offices and demolished all of the buildings on site. The remaining parking lot is used as an overflow parking lot for the Arthur Street Boat Launch.

Tax Roll Description: PT GOVT LOT 4 LYING N OF S LI OF MONROE ST EXT E TO MANISTEE LAKE, + E OF ARTHUR ST, ALSO ALL OF GOVT LOT 4 LYING S OF S LI OF MONROE ST EXT E TO MANISTEE LAKE + E OF DEPOT GROUNDS + YARD PREMISES OF PMRR SEC 1 T21N R17W ____P.ADDR: 23 ARTHUR STREET (LEASED LAND-HWY SIGN)