

two commercial buildings / DDA district

283 & 285 River Street – DDA

Parcel Number

51-448-712-01

Current Owner

Manistee Downtown Development
Authority
70 Maple Street
Manistee, MI 49660

Sale Information

3/28/18 | \$70,000

Current Zoning

[C-3 Central Business](#)

2018 S.E.V.

\$75,700

2018 Taxable Value

\$75,700

Potential Incentives

[Brownfield](#)

[DDA Façade Grant](#)

[DDA Loans & Incentives](#)

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

Listing Information

Tyler Leppanen
Manistee DDA
231.398.3262



*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 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	8,568 square feet +/-
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.

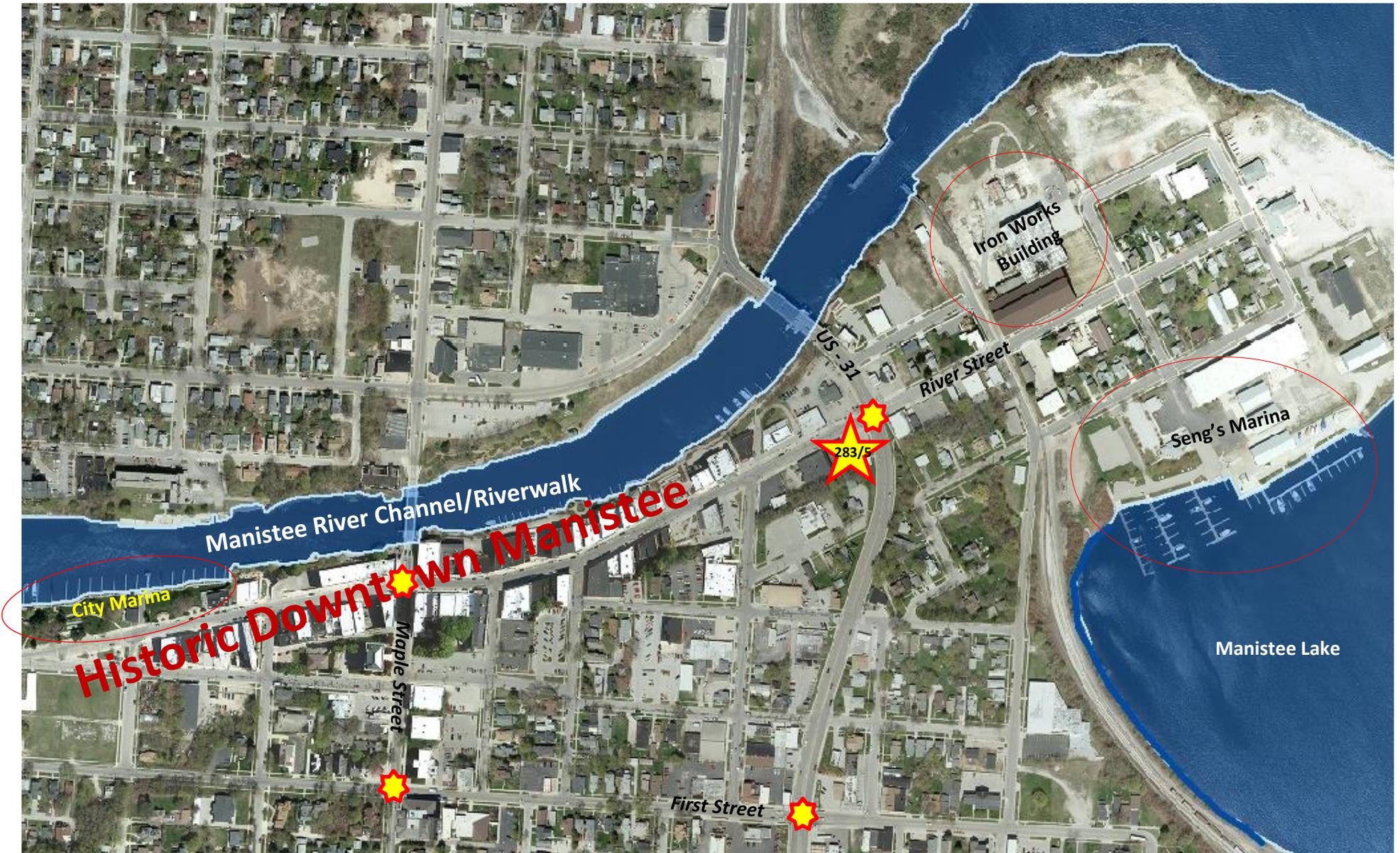


There is 3,387 square feet of asphalt paving that provides off street parking for patrons.



The DDA purchased the building in March 2018 in an effort to facilitate the redevelopment of this prime property and the property is featured in the Downtown Manistee – MSU Future Vision Presentation for redevelopment of the River Street/US 31 Intersection.

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



The buildings at 383/385 River Street are located on one of the busiest intersections in the City of Manistee and at the entrance to Historic Downtown Manistee and are safely access by the traffic light at the intersection. This prime location has very high visibility and is only steps away from the numerous stores, theaters, and restaurants. The property to the west has previously been available for sale.



Stop Light



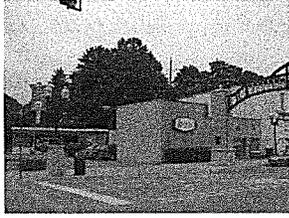


Aerial View 283-285 River Street



285 RIVER ST MANISTEE, MI 49660 (Property Address)

Parcel Number: 51-448-712-01



Item 1 of 5 3 Images / 2 Sketches

Property Owner: MILLER DONALD D & LINDA MAE

Summary Information

- > Commercial/Industrial Building Summary
 - Yr Built: 1950
 - # of Buildings: 2
 - Total Sq.Ft.: 3,762
- > Assessed Value: \$73,500 | Taxable Value: \$73,500
- > Property Tax information found

Owner and Taxpayer Information

Owner	MILLER DONALD D & LINDA MAE 8963 RIVERVIEW DR SHEPHERD, MI 48883	Taxpayer	SEE OWNER INFORMATION
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General Information for Tax Year 2017

Property Class	201 COMMERCIAL	Unit	51 CITY OF MANISTEE
School District	MANISTEE PUBLIC	Assessed Value	\$73,500
UNITS	No Data to Display	Taxable Value	\$73,500
USER NUM IDX	0	State Equalized Value	\$73,500
TOTAL SQ FT	Not Available	Date of Last Name Change	09/01/2010
FRCL ACTION	Not Available	Notes	Not Available
Historical District	Not Available	Census Block Group	Not Available
IND DEV DIST	Not Available	Exemption	No Data to Display

Principal Residence Exemption Information

Homestead Date No Data to Display

Principal Residence Exemption	June 1st	Final
2018	0.0000 %	-
2017	0.0000 %	0.0000 %

Previous Year Information

Year	MBOR Assessed	Final SEV	Final Taxable
2016	\$75,700	\$75,700	\$75,525
2015	\$75,300	\$75,300	\$75,300
2014	\$77,600	\$77,600	\$77,600

Land Information

Zoning Code	Not Available	Total Acres	0.193
Land Value	\$38,200	Land Improvements	\$0
Renaissance Zone	No	Renaissance Zone Expiration Date	No Data to Display
ECF Neighborhood	2000-RIVER ST-WEST AND ARTHUR GEN COM	Mortgage Code	No Data to Display
Lot Dimensions/Comments	70*120 AVG	Neighborhood Enterprise Zone	No

Lot(s)	Frontage	Depth
Lot 1	70.00 ft	120.00 ft
Total Frontage: 70.00 ft		Average Depth: 120.00 ft

Legal 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 [(SALE(81) 1100 4401 0378, 6409 0292 (85)4461 0962 (86) 3472 0242, 2481 0937 (91) 3552 0022 (93) 3578 0247

(99) 1100 1709 0897

Land Division Act Information

Date of Last Split/Combine	No Data to Display	Number of Splits Left	0
Date Form Filed	No Data to Display	Unallocated Div.s of Parent	0
Date Created	No Data to Display	Unallocated Div.s Transferred	0
Acreeage of Parent	0.00	Rights Were Transferred	Not Available
Split Number	0	Courtesy Split	Not Available
Parent Parcel	No Data to Display		

Sale History

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms of Sale	Liber/Page
No sales history found.						

Building Information - 2056.00 sq ft Laundry/Dry Cleaners (Commercial)

Floor Area	2,056 sq ft	Estimated TCV	\$59,464
Occupancy	Laundry/Dry Cleaners	Class	C
Stories Above Ground	1	Average Story Height	11 ft
Basement Wall Height	Not Available	Identical Units	Not Available
Year Built	1950	Year Remodeled	Not Available
Percent Complete	100%	Heat	Steam Radiator without Boiler
Physical Percent Good	48%	Functional Percent Good	100%
Economic Percent Good	100%	Effective Age	29 yrs

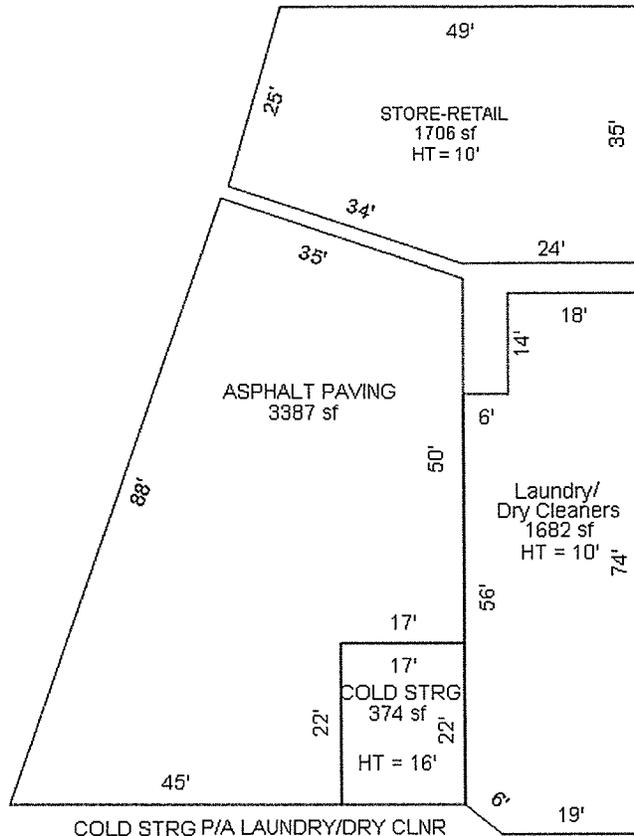
Building Information - 1706.00 sq ft Stores - Retail (Commercial)

Floor Area	1,706 sq ft	Estimated TCV	\$53,357
Occupancy	Stores - Retail	Class	C
Stories Above Ground	1	Average Story Height	10 ft
Basement Wall Height	Not Available	Identical Units	Not Available
Year Built	1960	Year Remodeled	Not Available
Percent Complete	100%	Heat	Space Heaters, Gas with Fan
Physical Percent Good	67%	Functional Percent Good	100%
Economic Percent Good	100%	Effective Age	16 yrs

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Image/Sketch for Parcel: 51-448-712-01



**AVG HT = 11'
FOR DRY CLNR**

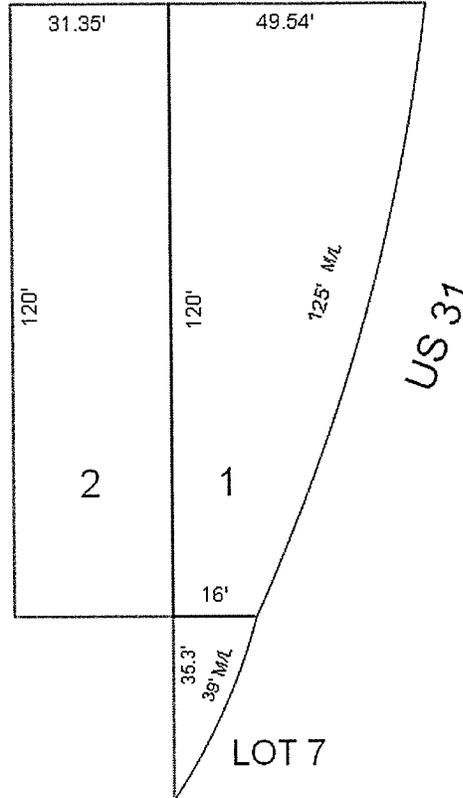
Sketch by Apex Medina™

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RIVER STREET



CURVES ARE ESTIMATED

Sketch by Apex Medina™

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