

## commercial building / water frontage

# 254 River Street - Iron Works

**Parcel Number**  
51-448-702-01

**Current Owner**  
Manistee Iron Works LLC  
33 Lake Street  
Manistee, MI 49660

**Sale Information**  
11/4/1996 | \$345,000

**Current Zoning**  
[P-D Peninsula](#)

**2018 S.E.V.**  
\$367,900

**2018 Taxable Value**  
\$173,002

### Reports

Numerous Environmental  
[Iron Works Feasibility Study](#)  
[Manistee Peninsula Neighborhood Revitalization Action Plan](#)

### Potential Incentives

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

**Contact owner at**  
231.723.9508



For additional information please contact

70 Maple Street  
Manistee, MI 49660

**Thad Taylor**  
City Manager  
231.398.2801  
[ttaylor@manisteemi.gov](mailto:ttaylor@manisteemi.gov)

**Denise Blakeslee**  
Planning & Zoning Director  
231.398.2805  
[dblakeslee@manisteemi.gov](mailto:dblakeslee@manisteemi.gov)

*This property is located in the peninsula zoning district where there are many options for mixed use development of the property with frontage on the Manistee River Channel*



The property at 254 River Street was home to the Iron Works which opened in 1907. The main building is 260 foot long, 120 foot wide with staggering 70 foot tall ceilings with 12 foot beams.

Attached to the main building are two warehouses, the main warehouse is 30,000 square feet in size along with a smaller 3,675 square foot attached building.

**Tax Roll Description:** FILER & SMITHS ADD LOTS 1 THRU 12 & PART OF RESERVATION LYING N OF N LI OF ASHLAND ST + E OF E LI OF JONES ST + SLY OF MANISTEE RIVER & W'LY OF C/L OF CROSS ST IF EXT NW'LY. BLK 2. 6.43 A\*M/L \_\_\_\_P.ADDR: 254 RIVER ST

### LOT DIMENSIONS

<b>Size</b>	6.43 acres +/-
<b>Frontage</b>	396 feet +/- River St 615 feet +/- Jones St 305 feet +/- Cross St
<b>Depth</b>	irregular

