

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

Denise Blakeslee
Planning & Zoning Director
231.398.2805
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



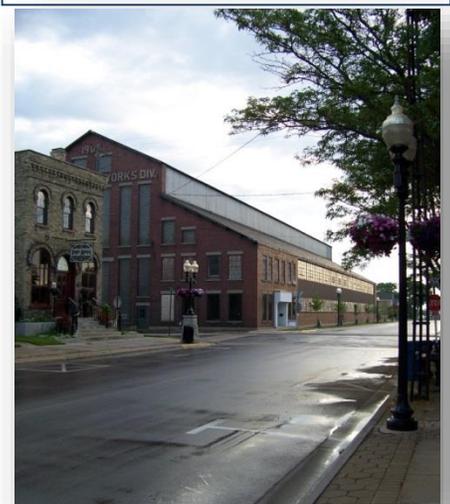
The property at 254 River Street was home to the Iron Works which opened in 1907. The main building is 260 foot long, 120 foot wide with staggering 70 foot tall ceilings with 12 foot beams.

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

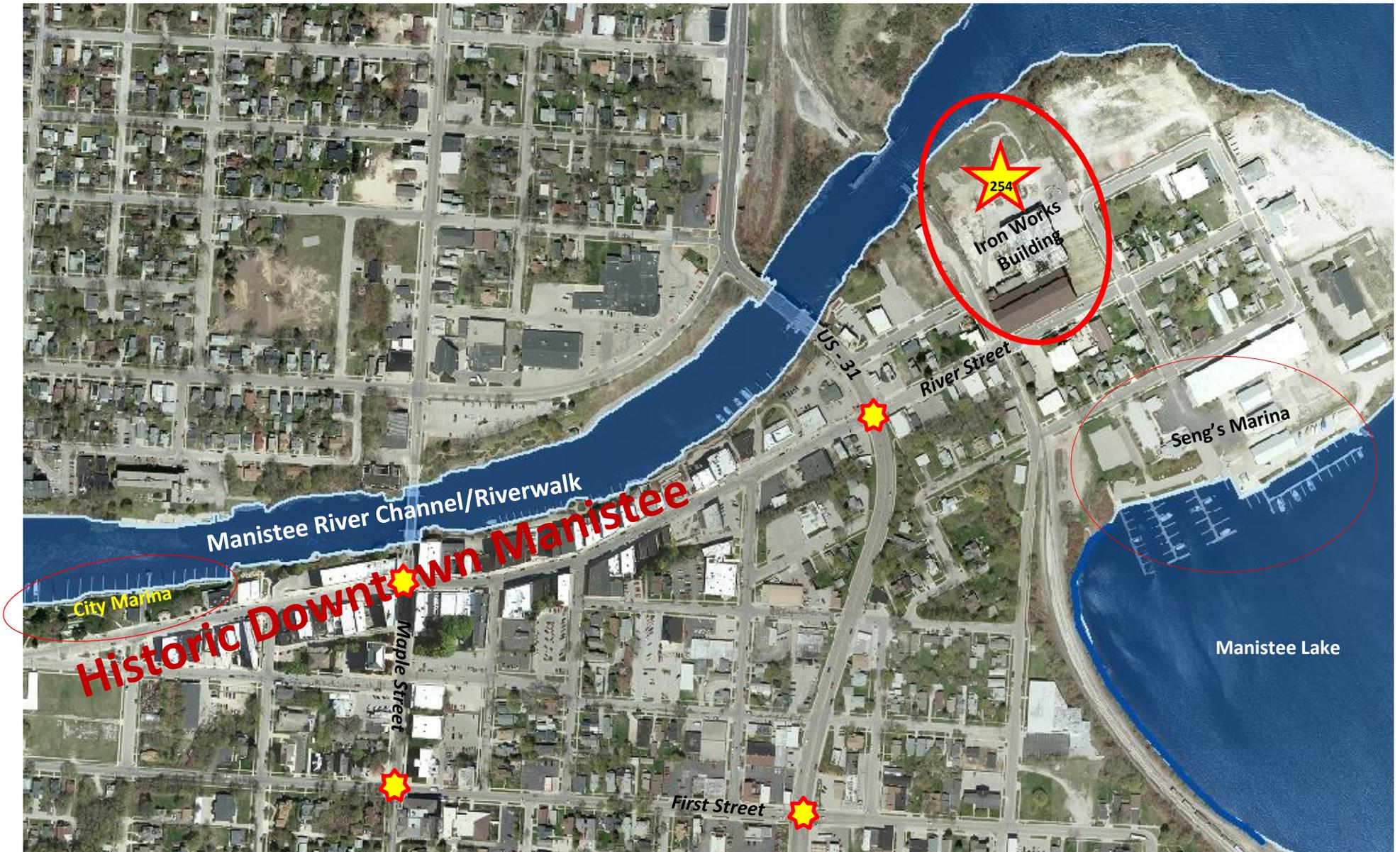
Size	6.43 acres +/-
Frontage	396 feet +/- River St 615 feet +/- Jones St 305 feet +/- Cross St
Depth	irregular





Aerial View 254 River Street





The Iron Works Building at 254 River Street is conveniently located one block from one of the busiest intersections in the City of Manistee east of Historic Downtown Manistee. This prime location is only a short walk away from the numerous stores, theaters, and restaurants. The potential for development at this site is endless.



Stop Light



254 RIVER ST MANISTEE, MI 49660 (Property Address)

Parcel Number: 51-448-702-01



Item 1 of 8 6 Images / 2 Sketches

Property Owner: MANISTEE IRON WORKS LLC

Summary Information

- > Commercial/Industrial Building Summary
 - Yr Built: 1995
 - # of Buildings: 6
 - Total Sq.Ft.: 76,799
- > Assessed Value: \$362,700 | Taxable Value: \$169,444
- > Property Tax information found

Owner and Taxpayer Information

Owner MANISTEE IRON WORKS LLC **Taxpayer** SEE OWNER INFORMATION
 33 LAKE ST
 MANISTEE, MI 49660

General Information for Tax Year 2017

Property Class	201 COMMERCIAL	Unit	51 CITY OF MANISTEE
School District	MANISTEE PUBLIC	Assessed Value	\$362,700
UNITS	No Data to Display	Taxable Value	\$169,444
USER NUM IDX	0	State Equalized Value	\$362,700
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	\$366,300	\$366,300	\$167,933
2015	\$364,300	\$364,300	\$167,431
2014	\$364,100	\$364,100	\$164,795

Land Information

Zoning Code	Not Available	Total Acres	6.430
Land Value	\$450,200	Land Improvements	\$33,419
Renaissance Zone	No	Renaissance Zone Expiration Date	No Data to Display
ECF Neighborhood	2005 CM-RIVER ST - COMM EAST	Mortgage Code	No Data to Display
Lot Dimensions/Comments	No Data to Display	Neighborhood Enterprise Zone	No

Lot(s)	Frontage	Depth
No lots found.		
Total Frontage: 0.00 ft		Average Depth: 0.00 ft

Legal Description

---RENAISSANCE ZONE--- 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 [(SALE(87) 1487 0207 (96) 1640 0358 (03) 3839 0063, 3843 0619

Land Division Act Information

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

Sale History

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms of Sale	Liber/Page
11/04/1996	\$345,000.00	WD		SENG'S LIMITED L.L.C.	WARRANTY DEED	640/358

Building Information - 0.00 sq ft User-Defined (Commercial)

Floor Area	0 sq ft	Estimated TCV	\$8,305
Occupancy	User-Defined	Class	D
Stories Above Ground	0	Average Story Height	0 ft
Basement Wall Height	<i>Not Available</i>	Identical Units	<i>Not Available</i>
Year Built	1995	Year Remodeled	<i>Not Available</i>
Percent Complete	100%	Heat	No Heating or Cooling
Physical Percent Good	86%	Functional Percent Good	100%
Economic Percent Good	100%	Effective Age	6 yrs

Building Information - 39824.00 sq ft Warehouses - Storage (Commercial)

Floor Area	39,824 sq ft	Estimated TCV	\$107,709
Occupancy	Warehouses - Storage	Class	D
Stories Above Ground	1	Average Story Height	14 ft
Basement Wall Height	<i>Not Available</i>	Identical Units	<i>Not Available</i>
Year Built	1907	Year Remodeled	<i>Not Available</i>
Percent Complete	100%	Heat	Space Heaters, Gas with Fan
Physical Percent Good	35%	Functional Percent Good	50%
Economic Percent Good	100%	Effective Age	43 yrs

Building Information - 900.00 sq ft Warehouses - Storage (Commercial)

Floor Area	900 sq ft	Estimated TCV	\$2,629
Occupancy	Warehouses - Storage	Class	D
Stories Above Ground	1	Average Story Height	18 ft
Basement Wall Height	<i>Not Available</i>	Identical Units	<i>Not Available</i>
Year Built	1955	Year Remodeled	<i>Not Available</i>
Percent Complete	100%	Heat	Space Heaters, Gas with Fan
Physical Percent Good	35%	Functional Percent Good	50%
Economic Percent Good	100%	Effective Age	43 yrs

Building Information - 3675.00 sq ft Warehouses - Storage (Commercial)

Floor Area	3,675 sq ft	Estimated TCV	\$10,735
Occupancy	Warehouses - Storage	Class	D
Stories Above Ground	1	Average Story Height	18 ft
Basement Wall Height	<i>Not Available</i>	Identical Units	<i>Not Available</i>
Year Built	1955	Year Remodeled	<i>Not Available</i>
Percent Complete	100%	Heat	Space Heaters, Gas with Fan
Physical Percent Good	35%	Functional Percent Good	50%
Economic Percent Good	100%	Effective Age	43 yrs

Building Information - 30000.00 sq ft Warehouses - Storage (Commercial)

Floor Area	30,000 sq ft	Estimated TCV	\$116,190
Occupancy	Warehouses - Storage	Class	D
Stories Above Ground	1	Average Story Height	32 ft
Basement Wall Height	<i>Not Available</i>	Identical Units	<i>Not Available</i>
Year Built	1960	Year Remodeled	<i>Not Available</i>
Percent Complete	100%	Heat	Space Heaters, Gas with Fan
Physical Percent Good	35%	Functional Percent Good	50%
Economic Percent Good	100%	Effective Age	43 yrs

Building Information - 2400.00 sq ft Warehouses - Storage (Commercial)

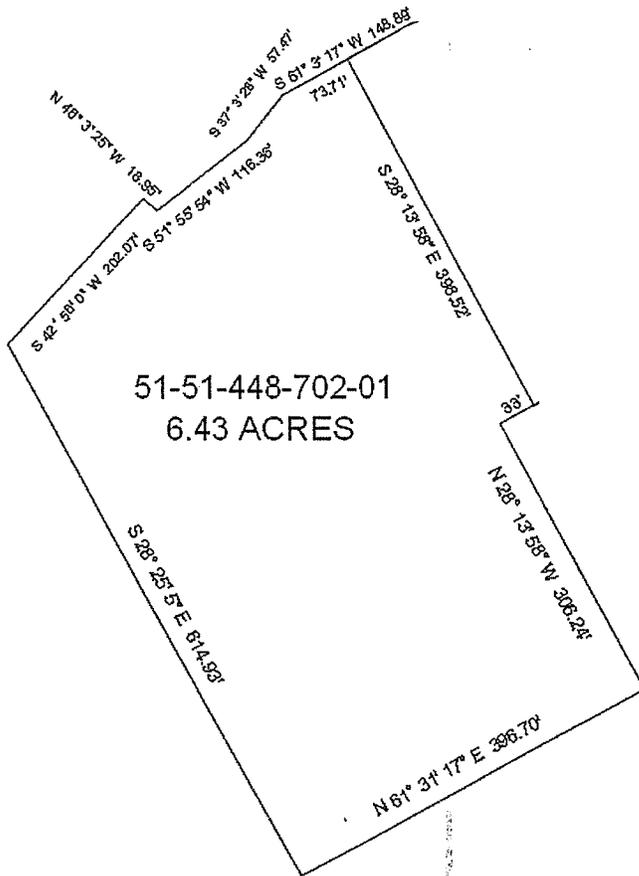
Floor Area	2,400 sq ft	Estimated TCV	\$6,751
Occupancy	Warehouses - Storage	Class	D
Stories Above Ground	1	Average Story Height	16 ft
Basement Wall Height	<i>Not Available</i>	Identical Units	<i>Not Available</i>
Year Built	1970	Year Remodeled	<i>Not Available</i>
Percent Complete	100%	Heat	Space Heaters, Gas with Fan
Physical Percent Good	35%	Functional Percent Good	50%
Economic Percent Good	100%	Effective Age	43 yrs

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ASHLAND STREET VACATED?
SKETCH DRAWN AS CONVEYED
BY LIBER 640 PAGE 358

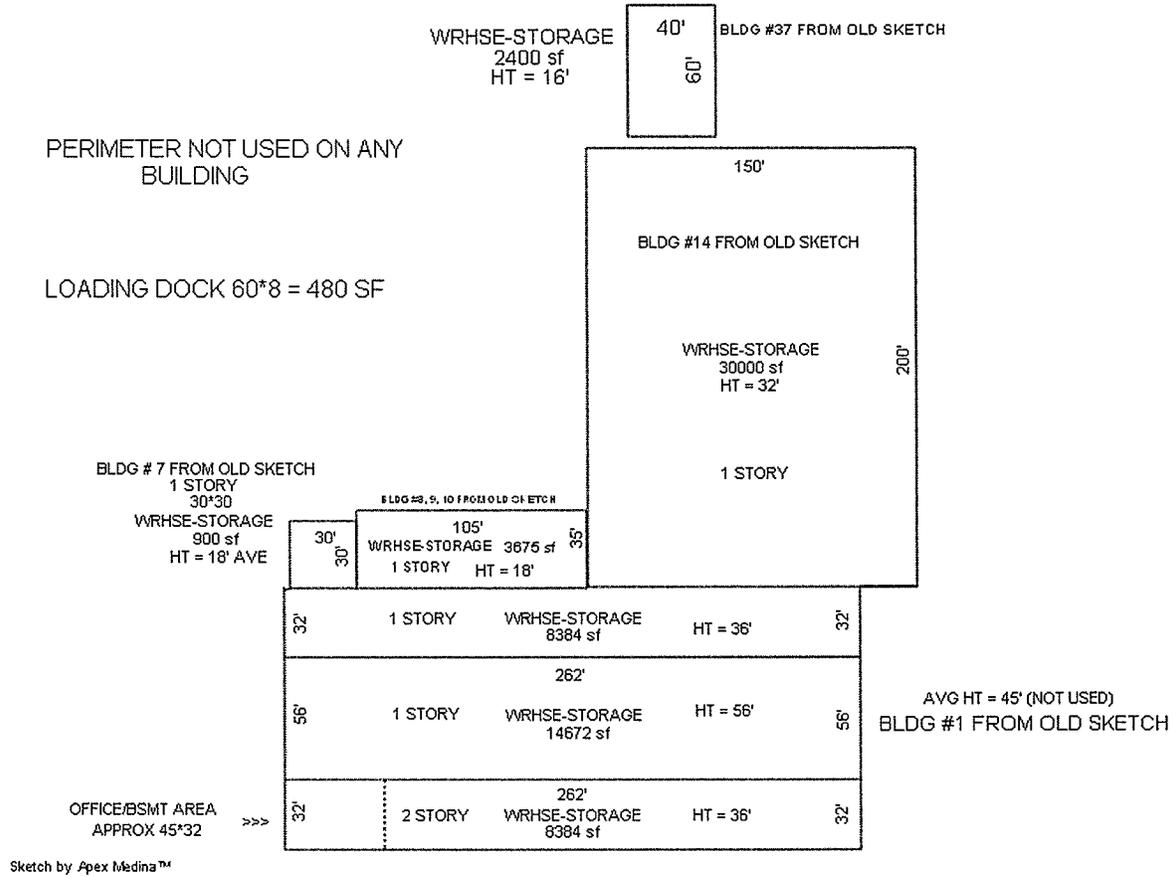


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