

5 adjoining commercial properties/ dda district

Water/Oak/Pine/First Streets

Parcel Numbers

51-349-708-05 (443 Water St)
51-349-708-01 (lot)
51-349-708-03 (lot)
51-349-709-02 (lot)
51-349-709-05 (lot)

Current Owner

Thomas E. Amor
P.O. Box 433
Manistee, MI 49660

Current Zoning

[C-3 Central Business District](#)

Potential Incentives

[Brownfield](#)

[DDA Façade Grant](#)

[DDA Loans & Incentives](#)

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

Owner Contact Information

Tom Amor
Amor Sign Studios
231.723.8361



*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

There are five parcels with frontage on Water Street, Oak Street, Pine Street and First Street located in the Central Business District. Located one block from the City Marina and River Street in downtown this property is perfect for development with a wide range of commercial and mixed uses permitted. The existing building provides over 8,800 sq. ft. of space and all five lots combined total over 1.3 acres in size.



443 Water Street was home to Amor Sign Studios which has recently expanded their business at a new location. This unique property is one block from River Street the main street of Downtown Manistee and provides plenty of room for off street parking.



*See attached pages for individual parcel
information*

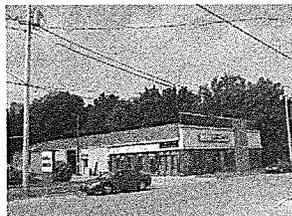


The property at 443 Water Street and four adjacent lots were the home of Amor Sign Studio which has moved to expand their operations. The existing building provides over 8,000 square feet of space for development and all five properties combined provide over 1.3 acres for expansion will plenty of room for off street parking. The property is adjacent to the Manistee Commercial Historic District that is on the National Register of Historic Places and is only steps away from the numerous stores, theaters, restaurants, in Historic Downtown Manistee and the riverwalk that runs along the Manistee River Channel and City Marina. This property has endless options for development and the zoning permits most commercial uses and mixed use as a use by right..



443 WATER ST MANISTEE, MI 49660 (Property Address)

Parcel Number: 51-349-708-05



Item 1 of 5 3 Images / 2 Sketches

Property Owner: AMOR THOMAS E

Summary Information

- > Commercial/Industrial Building Summary
 - Yr Built: 1880 - # of Buildings: 2
 - Total Sq.Ft.: 8,886
 - > Property Tax information found
- > Assessed Value: \$91,500 | Taxable Value: \$91,500

Owner and Taxpayer Information

Owner	AMOR THOMAS E PO BOX 433 MANISTEE, MI 49660	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	\$91,500
UNITS	No Data to Display	Taxable Value	\$91,500
USER NUM IDX	0	State Equalized Value	\$91,500
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	\$107,900	\$107,900	\$94,072
2015	\$107,400	\$107,400	\$93,791
2014	\$110,400	\$110,400	\$92,314

Land Information

Zoning Code	Not Available	Total Acres	0.398
Land Value	\$41,400	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	131.26*132	Neighborhood Enterprise Zone	No

Lot(s)	Frontage	Depth
Lot 1	131.26 ft	132.00 ft
Total Frontage: 131.26 ft		Average Depth: 132.00 ft

Legal Description

FILER + TYSONS ADD S 8 FT LOT 2, LOTS 3, 4 + 5 EXC W 53 FT LOT 5, ALSO EXC E 3 FT OF N 124 FT OF LOT 3 BLK 8 ____ P.ADDR: 443 WATER ST ((SALE(79) 300 2378 1193-201 (81) 3406 3307 (95) 1320 1606 0295

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
Acreage 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
09/07/2007	\$0.00	CD	AMOR THOMAS E	AMOR THOMAS E	AFFIDAVIT	

Building Information - 6606.00 sq ft Industrial - Light Manufacturing (Commercial)

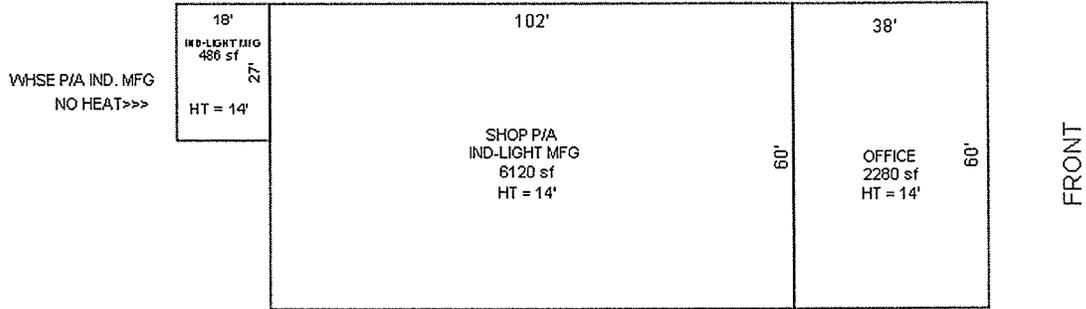
Floor Area	6,606 sq ft	Estimated TCV	\$68,976
Occupancy	Industrial - Light Manufacturing	Class	C
Stories Above Ground	1	Average Story Height	14 ft
Basement Wall Height	Not Available	Identical Units	Not Available
Year Built	1880	Year Remodeled	1979
Percent Complete	100%	Heat	Space Heaters, Gas with Fan
Physical Percent Good	48%	Functional Percent Good	100%
Economic Percent Good	100%	Effective Age	29 yrs

Building Information - 2280.00 sq ft Office Buildings (Commercial)

Floor Area	2,280 sq ft	Estimated TCV	\$77,776
Occupancy	Office Buildings	Class	C
Stories Above Ground	1	Average Story Height	14 ft
Basement Wall Height	Not Available	Identical Units	Not Available
Year Built	1880	Year Remodeled	1979
Percent Complete	100%	Heat	Hot Water, Baseboard/Radiators
Physical Percent Good	62%	Functional Percent Good	100%
Economic Percent Good	100%	Effective Age	19 yrs

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Image/Sketch for Parcel: 51-349-708-05



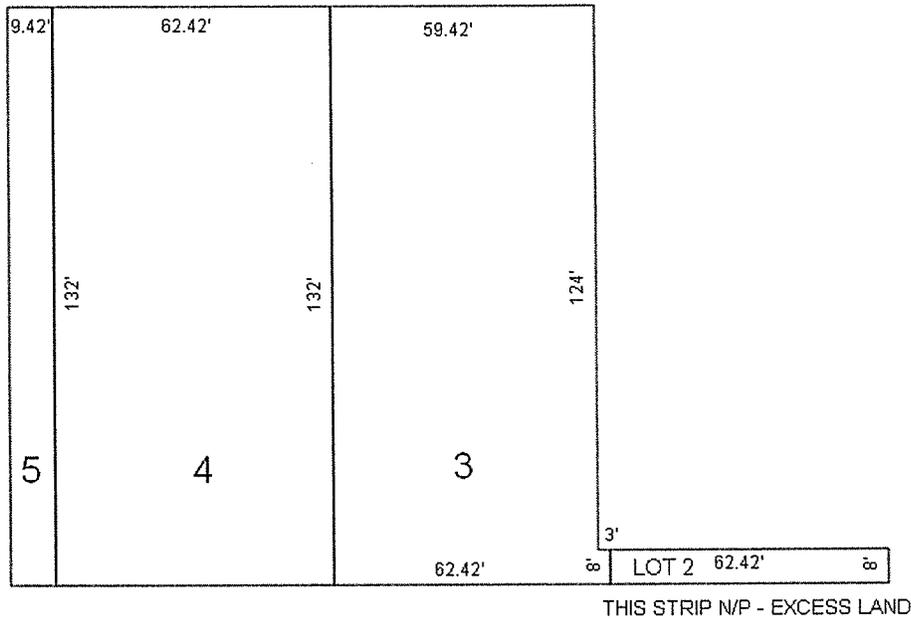
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WATER STREET



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MANISTEE, MI 49660

Parcel Number: 51-349-708-01

Property Owner: AMOR THOMAS E

Summary Information

> Assessed Value: \$9,800 | Taxable Value: \$6,605

> Property Tax information found



Item 1 of 1 0 Images / 1 Sketch

Owner and Taxpayer Information

Owner	AMOR THOMAS E 443 WATER ST MANISTEE, MI 49660	Taxpayer	SEE OWNER INFORMATION
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General Information for Tax Year 2017

Property Class	202 COMMERCIAL	Unit	51 CITY OF MANISTEE
School District	MANISTEE PUBLIC	Assessed Value	\$9,800
UNITS	No Data to Display	Taxable Value	\$6,605
USER NUM IDX	0	State Equalized Value	\$9,800
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	\$16,200	\$16,200	\$6,547
2015	\$16,200	\$16,200	\$6,528
2014	\$16,200	\$16,200	\$6,426

Land Information

Zoning Code	Not Available	Total Acres	0.189
Land Value	\$19,600	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	62.42*132	Neighborhood Enterprise Zone	No

Lot(s)	Frontage	Depth
Lot 1	62.42 ft	132.00 ft
Total Frontage: 62.42 ft		Average Depth: 132.00 ft

Legal Description

FILER + TYSONS ADD LOT 1 BLOCK 8 SW COR OAK + WATER STS ([SALE(79) 50 1378 0194 (81) 3406 3307 (95) 1320 2606 0295

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

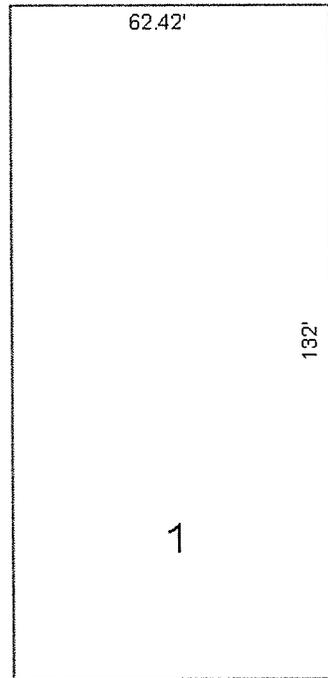
Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms of Sale	Liber/Page
No sales history found.						

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Image/Sketch for Parcel: 51-349-708-01

WATER STREET



OAK STREET

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MANISTEE, MI 49660

Parcel Number: 51-349-708-03

Property Owner: AMOR THOMAS E

Summary Information

> Assessed Value: \$10,000 | Taxable Value: \$6,132

> Property Tax information found



Item 1 of 1 0 Images / 1 Sketch

Owner and Taxpayer Information

Owner	AMOR THOMAS E 443 WATER ST MANISTEE, MI 49660	Taxpayer	SEE OWNER INFORMATION
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General Information for Tax Year 2017

Property Class	202 COMMERCIAL	Unit	51 CITY OF MANISTEE
School District	MANISTEE PUBLIC	Assessed Value	\$10,000
UNITS	No Data to Display	Taxable Value	\$6,132
USER NUM IDX	0	State Equalized Value	\$10,000
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	\$16,500	\$16,500	\$6,078
2015	\$16,500	\$16,500	\$6,060
2014	\$16,500	\$16,500	\$5,965

Land Information

Zoning Code	Not Available	Total Acres	0.186
Land Value	\$20,000	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	65.42*124	Neighborhood Enterprise Zone	No

Lot(s)	Frontage	Depth
Lot 1	65.42 ft	124.00 ft
Total Frontage: 65.42 ft		Average Depth: 124.00 ft

Legal Description

FILER + TYSONS ADD LOT 2 EXC S 8 FT, + E 3 FT OF N 124 FT LOT 3 BLK 8 EAST OF 443 WATER ST [(SALE(72)4310 620(79)6378 0199(81)3406 3307 (95) 1320 1606 0295

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>		

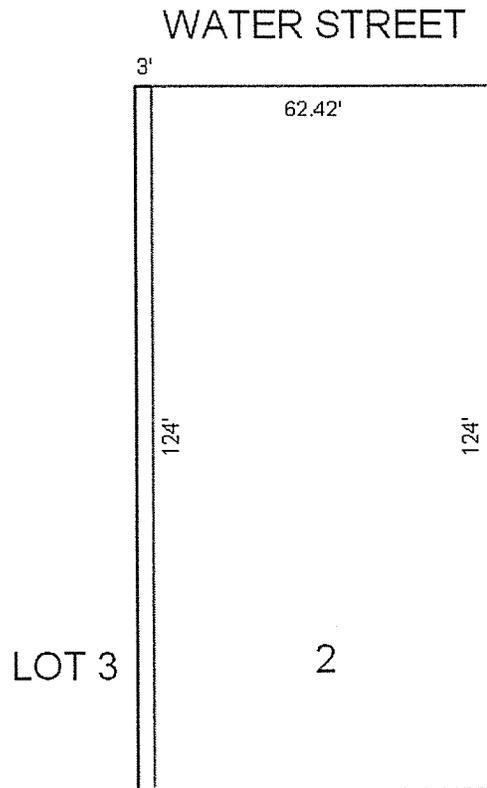
Sale History

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

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MANISTEE, MI 49660
 Parcel Number: 51-349-709-02

Property Owner: AMOR THOMAS E

Summary Information
 > Assessed Value: \$4,800 | Taxable Value: \$4,360 > Property Tax information found



Item 1 of 1 0 Images / 1 Sketch

Owner and Taxpayer Information

Owner	AMOR THOMAS E PO BOX 433 MANISTEE, MI 49660	Taxpayer	SEE OWNER INFORMATION
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General Information for Tax Year 2017

Property Class	202 COMMERCIAL	Unit	51 CITY OF MANISTEE
School District	MANISTEE PUBLIC	Assessed Value	\$4,800
UNITS	No Data to Display	Taxable Value	\$4,360
USER NUM IDX	0	State Equalized Value	\$4,800
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	\$4,800	\$4,800	\$4,322
2015	\$4,800	\$4,800	\$4,310
2014	\$4,800	\$4,800	\$4,243

Land Information

Zoning Code	Not Available	Total Acres	0.189
Land Value	\$9,600	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	66*124.84	Neighborhood Enterprise Zone	No

Lot(s)	Frontage	Depth
Lot 1	66.00 ft	124.84 ft
Total Frontage: 66.00 ft		Average Depth: 124.84 ft

Legal Description

FILER + TYSONS ADD N 1/2 OF LOTS 7 + 8 BLOCK 8 NORTH OF 99 PINE ST [(SALE(81) 7398 0386, 3398 0387, 3406 0352

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>		

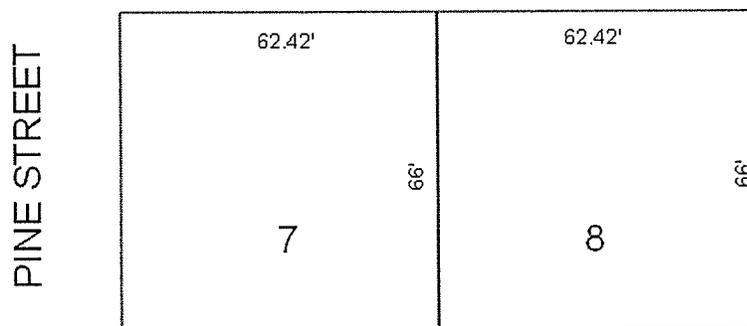
Sale History

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

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MANISTEE, MI 49660

Parcel Number: 51-349-709-05

Property Owner: AMOR THOMAS E

Summary Information

> Assessed Value: \$4,200 | Taxable Value: \$4,200

> Property Tax information found



Item 1 of 1 0 Images / 1 Sketch

Owner and Taxpayer Information

Owner	AMOR THOMAS E 443 WATER ST MANISTEE, MI 49660	Taxpayer	SEE OWNER INFORMATION
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General Information for Tax Year 2017

Property Class	202 COMMERCIAL	Unit	51 CITY OF MANISTEE
School District	MANISTEE PUBLIC	Assessed Value	\$4,200
UNITS	No Data to Display	Taxable Value	\$4,200
USER NUM IDX	0	State Equalized Value	\$4,200
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	\$4,200	\$4,200	\$4,200
2015	\$4,200	\$4,200	\$4,200
2014	\$4,200	\$4,200	\$4,200

Land Information

Zoning Code	Not Available	Total Acres	0.370
Land Value	\$8,400	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	101.42*132 & 85.84*32	Neighborhood Enterprise Zone	No

Lot(s)	Frontage	Depth
Lot 1	101.42 ft	132.00 ft
Lot 2	85.84 ft	32.00 ft
Total Frontage: 187.26 ft		Average Depth: 82.00 ft

Legal Description

FILER & TYSONS ADD LOTS 9, 10 & 11, EXC S 100 FT OF E 23.42 FT OF LOT 10 & EXC S 100 FT OF LOT 11 BLOCK 8. PROPERTY ADDRESS: S OF 443 WATER ST((SALE(79) 300 2378 1193- 201 (81) 3406 3307 (95) 1320 1606 0295

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>		

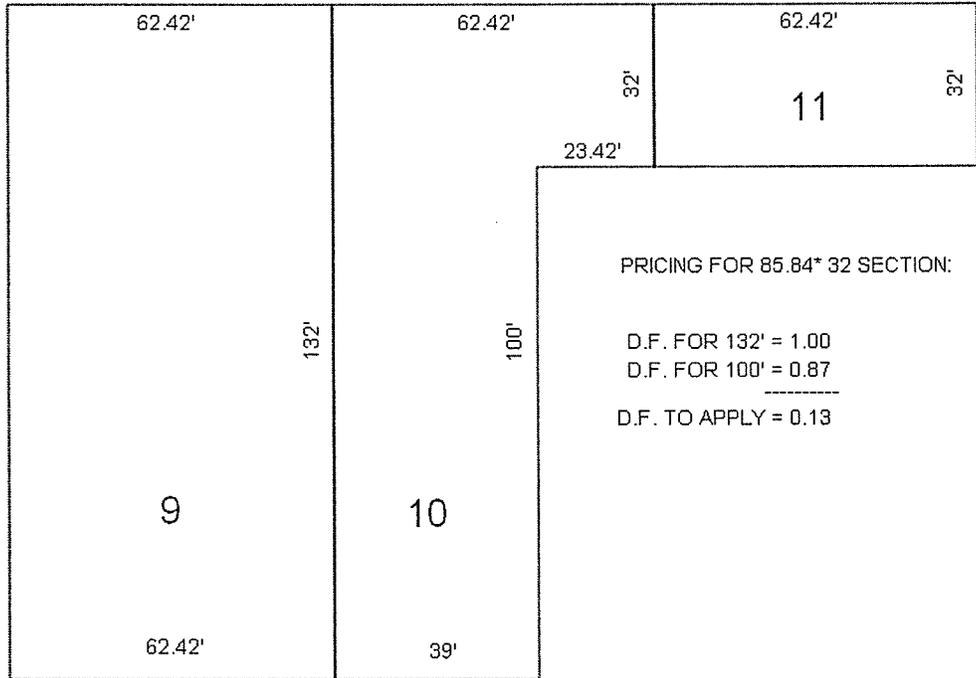
Sale History

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

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FIRST STREET

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