

commercial building / water front

480 Water Street – Johnson's

Parcel Number
51-365-701-01

Current Owner
Denis & Emmy Johnson
464 Fourth Street
Manistee, MI 49660

Sale Information
Not available

Current Zoning
[C-2 Neighborhood Commercial](#)

2018 S.E.V.
\$193,500

2018 Taxable Value
\$124,205

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

Listing Information

Duane Jones
Coldwell Banker Commercial
Premier
231.723.5772
231.233.4712



70 Maple Street
Manistee, MI 49660

*For additional
information
please contact*

Thad Taylor
City Manager
231.398.2801
ttaylor@manisteemi.gov

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

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

LOT DIMENSIONS	
Size	1.01 acres +/-
Frontage	565 feet +/- Water Street
Depth	irregular



The property at 480 Water Street is located in the Neighborhood Commercial District. This historic turn of the century (1900) rail depot building has operated as a funeral home for the past 80 +/- years. There is a finished basement that is 1,800 square feet with high ceilings. The First floor has 2,620 square feet of commercial space with approximately 891 square feet of garage/storage. The second floor was once an apartment with 1,800 square feet of space for development.

This is a prime piece of property with water frontage on the Manistee River Channel is waiting for redevelopment

Tax Roll Description: SUB OF BLK 1 C. E. MARSHS ADD LOTS 1 + 2, EXC N 15 FT. ALSO LOTS 3, 4, 5 + E 15 FT OF 6 BLOCK 1 ____ P.ADDR: 480 WATER ST



Aerial View 480 Water Street





The property at 480 Water Street is located in the Neighborhood Commercial District. This historic turn of the century (1900) rail depot building has operated as a funeral home for the past 80 +/- years. There is a finished basement that is 1,800 square feet with high ceilings. The First floor has 2,620 square feet of commercial space with approximately 891 square feet of garage/storage. The second floor was once an apartment with 1,800 square feet of space for development. The property is adjacent to the Central Business District and is only steps away from the numerous stores, theaters, restaurants, in Historic Downtown Manistee. Only steps away from the City Marina and the riverwalk that runs along the Manistee River Channel all the way to Lake Michigan.



480 WATER ST MANISTEE, MI 49660 (Property Address)

Parcel Number: 51-365-701-01



Item 1 of 5 3 Images / 2 Sketches

Property Owner: JOHNSON DENIS R & EMMY L

Summary Information

- > Commercial/Industrial Building Summary
 - Yr Built: 1907
 - # of Buildings: 3
 - Total Sq.Ft.: 5,311
- > Assessed Value: \$199,000 | Taxable Value: \$121,651
- > Property Tax information found

Owner and Taxpayer Information

Owner JOHNSON DENIS R & EMMY L **Taxpayer** SEE OWNER INFORMATION
 464 FIFTH 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	\$199,000
UNITS	No Data to Display	Taxable Value	\$121,651
USER NUM IDX	0	State Equalized Value	\$199,000
TOTAL SQ FT	Not Available	Date of Last Name Change	05/25/2011
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	\$202,300	\$202,300	\$120,566
2015	\$201,400	\$201,400	\$120,206
2014	\$204,600	\$204,600	\$118,313

Land Information

Zoning Code	Not Available	Total Acres	0.995
Land Value	\$212,200	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	100*158 AND 165*167	Neighborhood Enterprise Zone	No

Lot(s)	Frontage	Depth
Lot 1	100.00 ft	158.00 ft
Lot 2	165.00 ft	167.00 ft
Total Frontage: 265.00 ft		Average Depth: 162.50 ft

Legal Description

SUB OF BLK 1 C. E. MARSHS ADD LOTS 1 + 2, EXC N 15 FT. ALSO LOTS 3, 4, 5 + E 15 FT OF 6 BLOCK 1 ____ P.ADDR: 480 WATER ST [(SALE(85) 4471 1598 (01) 10745 1905, 1100 3992 1335

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
No sales history found.						

Building Information - 2620.00 sq ft Mortuaries (Funeral Homes) (Commercial)

Floor Area	2,620 sq ft	Estimated TCV	\$139,023
Occupancy	Mortuaries (Funeral Homes)	Class	C
Stories Above Ground	1	Average Story Height	11 ft
Basement Wall Height	Not Available	Identical Units	Not Available
Year Built	1907	Year Remodeled	1950
Percent Complete	100%	Heat	Package Heating & Cooling
Physical Percent Good	57%	Functional Percent Good	100%
Economic Percent Good	100%	Effective Age	22 yrs

Building Information - 1800.00 sq ft Multiple Residences (Commercial)

Floor Area	1,800 sq ft	Estimated TCV	\$43,623
Occupancy	Multiple Residences	Class	D
Stories Above Ground	1	Average Story Height	10 ft
Basement Wall Height	Not Available	Identical Units	Not Available
Year Built	1907	Year Remodeled	1950
Percent Complete	100%	Heat	Forced Air Furnace
Physical Percent Good	57%	Functional Percent Good	100%
Economic Percent Good	100%	Effective Age	22 yrs

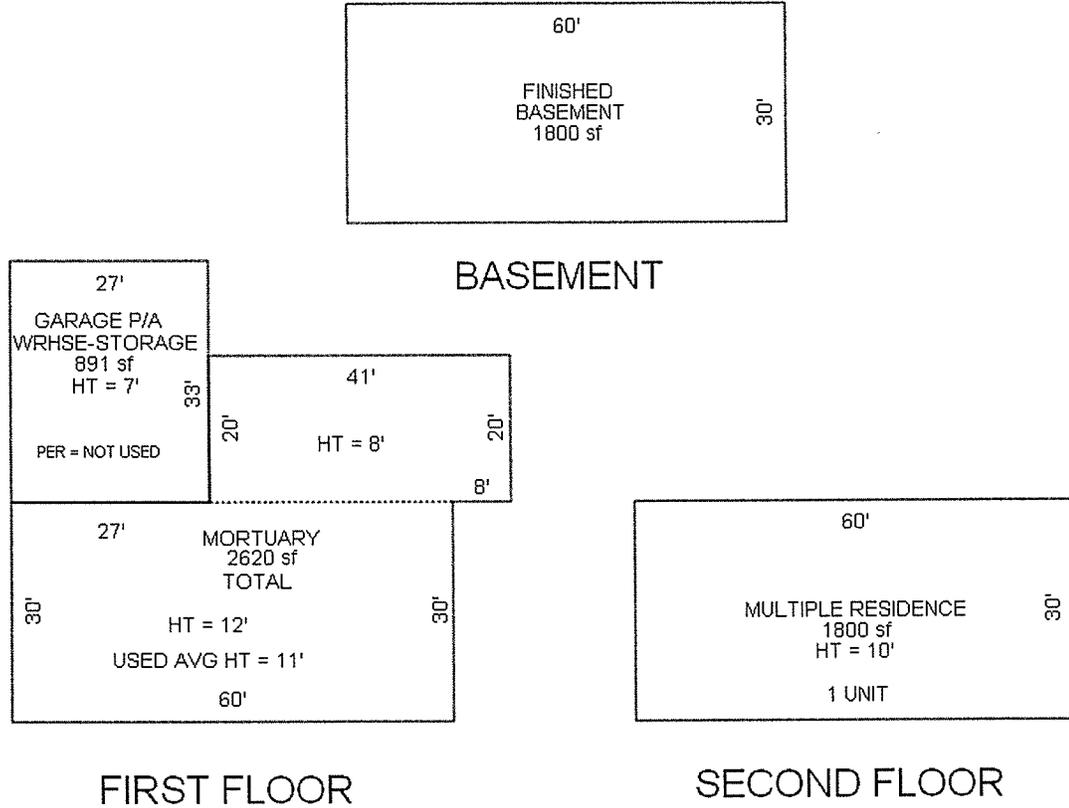
Building Information - 891.00 sq ft Warehouses - Storage (Commercial)

Floor Area	891 sq ft	Estimated TCV	\$6,339
Occupancy	Warehouses - Storage	Class	D
Stories Above Ground	1	Average Story Height	7 ft
Basement Wall Height	Not Available	Identical Units	Not Available
Year Built	1907	Year Remodeled	Not Available
Percent Complete	100%	Heat	No Heating or Cooling
Physical Percent Good	57%	Functional Percent Good	100%
Economic Percent Good	100%	Effective Age	22 yrs

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Image/Sketch for Parcel: 51-365-701-01



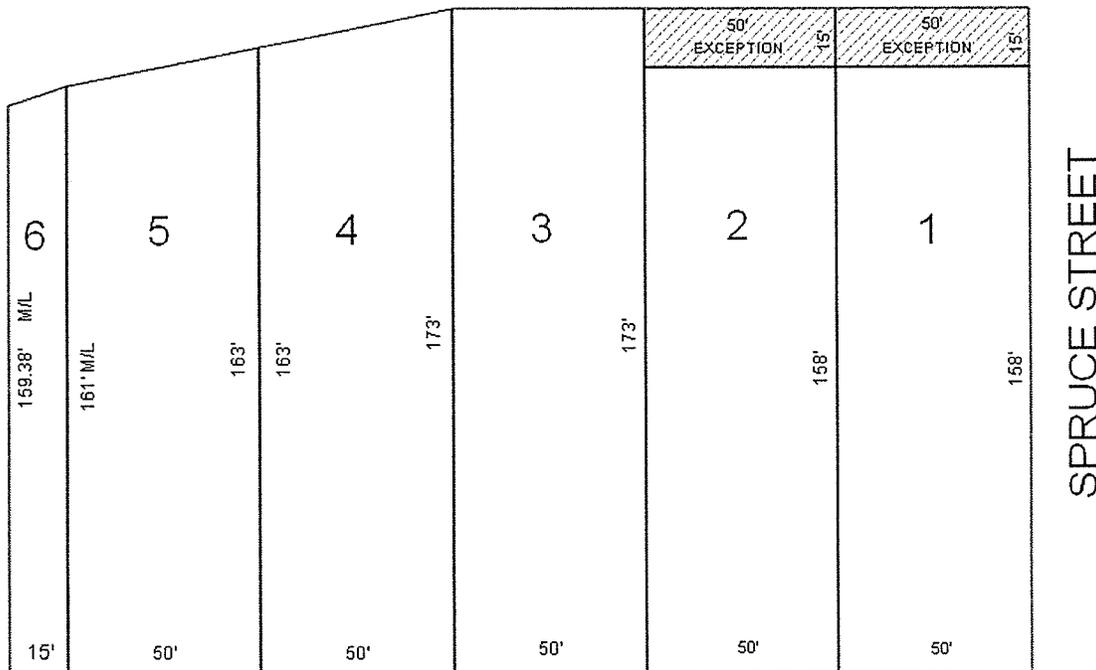
Sketch by Apex Medina™

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Image/Sketch for Parcel: 51-365-701-01

MANISTEE RIVER



WATER STREET

Sketch by Apex Medina™

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