

## commercial buildings / DDA district

# 319-321 River Street

**Parcel Number**  
51-453-710-05

**Current Owner**  
FSCM LLC

**Sale Information**  
4/28/16 \$280,000.

**Current Zoning**  
[C-3 Central Business](#)

**2018 S.E.V.**  
\$155,600

**2018 Taxable Value**  
\$154,579

**Potential Incentives**  
[Brownfield](#)  
[DDA Façade Grant](#)  
[DDA Loans & Incentives](#)  
[MEDC – Community Development and Assistance Programs](#)



*For additional  
information  
please contact*

70 Maple Street  
Manistee, MI 49660

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Planning & Zoning Director  
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[dblakeslee@manisteemi.gov](mailto:dblakeslee@manisteemi.gov)

**Located in the central business district, zoned commercial with a wide range of commercial uses available.**

<b>LOT DIMENSIONS</b>	
<b>Commercial Building</b>	
<b>Size</b>	8,420 square feet
<b>Frontage</b>	55 feet River St
<b>Depth</b>	irregular



The building at 319 and 321 River Street is located in the Manistee Commercial Historic District and located on the National Register of Historic Places.

The building features 4,200 square-feet in the basement. The first floor currently has 4,200 feet that currently is divided into three commercial spaces. Four residential units are located on the second floor with access from a wooden deck on the rear of the building.

This building is a fantastic investment property in the heart of Manistee with a wide variety of commercial uses permitted by right.

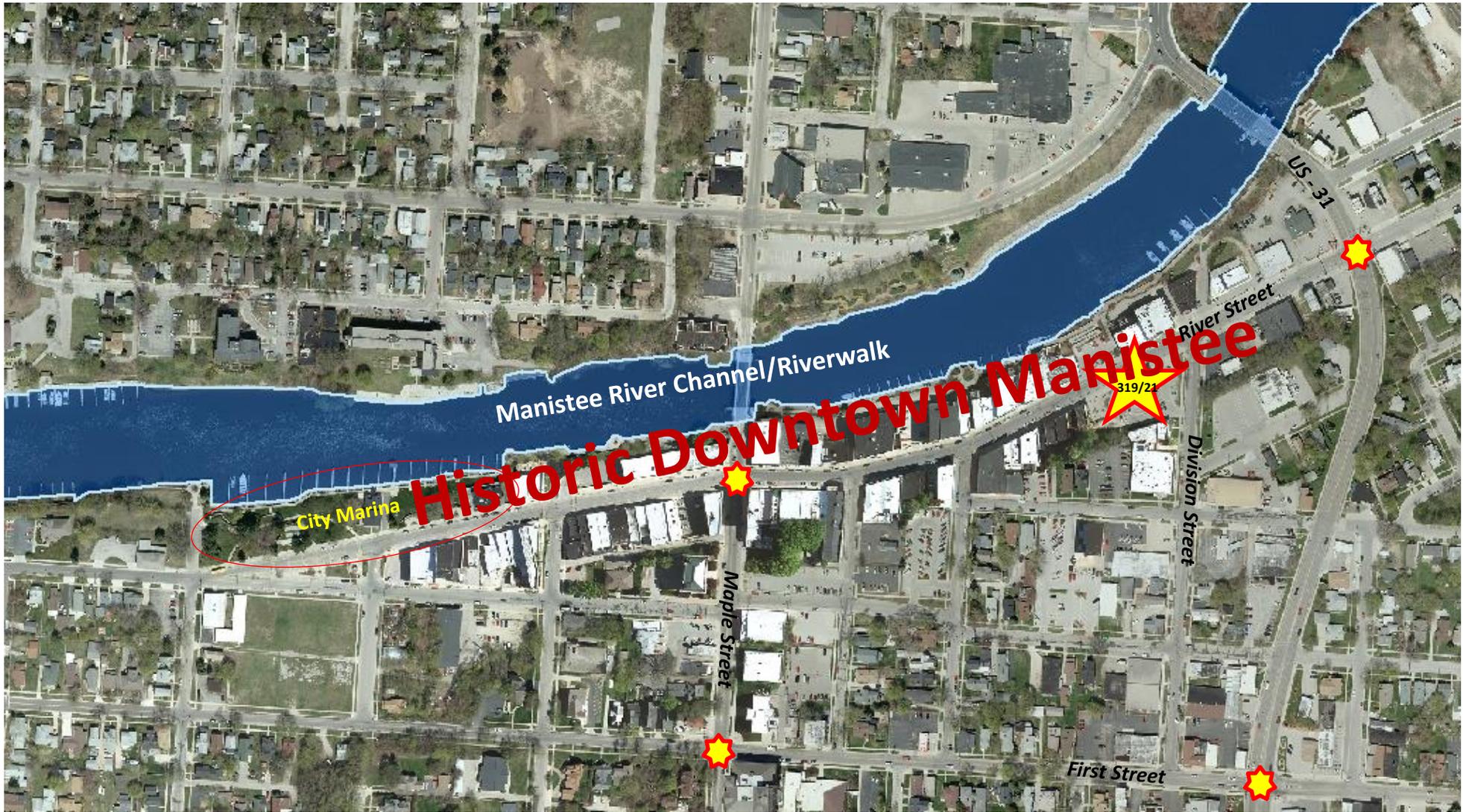


**Tax Roll Description:** GREEN'S ADD LOT 11, EXC S 10 FT & LOTS 12 & 13, EXC S 16 FT BLK 7 | P.ADDR: 319 & 319 1/2 & 321 RIVER ST APTS 1,2,3,4



Aerial View 319-321 River Street





***The property at 319-321 River Street is a contributing building in the Manistee Commercial Historic District and located on the National Register of Historic Places. Near the intersection of River Street and Division Street it is steps away from the numerous stores, theaters, restaurants, in Central Business District. Only a short walk takes you to the riverwalk that runs along the Manistee River Channel all the way to Lake Michigan. The building has four residential income producing units on the second floor. The first floor currently is separated into three commercial spaces that total 4,200 square feet of area for the perfect tenants to occupy. The building provides a great investment opportunity and there are funds available to assist with façade improvements.***





**PROJECT**  
319-321 River St

**PROJECT NO.**  
18-11-319

**DRAWN BY**  
KT

**ISSUE**  
08.06.18

**319-321 River Street**  
Manistee, MI



Install new replacement cornice of simple modern design. Cornice may be wood, metal, fiberglass, glass-fiber reinforced concrete. Ensure material can be painted. Cornice should be sized to fit historic cornice line visible on building.

Clean brick using mild detergent, brush, and low pressure water. Repair and repoint as necessary using mortar that matches the original in color, texture, tooling, permeability, and compressive strength. Generally, type O or K lime-based mortar is appropriate for 19th century brick.

Replace windows with appropriately sized 1-over-1 lite double hung sash windows, retaining any surviving original wood window framing components. Windows must fill the historic window openings.

Install new replacement storefront cornice of simple, modern design. Cornice may be wood, metal, fiberglass, glass-fiber reinforced concrete. Ensure material can be painted.

Install perpendicular projecting signage for each storefront

Install new wood or metal storefront doors, 3/4 lite

Install new storefront glazing system, wood or aluminum framed.

PARCEL NO.  
51-453-710-05

FSCM LLC  
319-321 River Street  
Manistee, MI 49660

PROJECT  
319-321 River St

PROJECT NO.  
18-11-319

ISSUE  
8.6.18

DRAWN BY  
KT

# Northwest Oblique

**321 RIVER ST MANISTEE, MI 49660** (Property Address)

Parcel Number: 51-453-710-05



Item 1 of 6 4 Images / 2 Sketches

**Property Owner: FSCM LLC**

**Summary Information**

- > Commercial/Industrial Building Summary
  - Yr Built: 1880
  - # of Buildings: 2
  - Total Sq.Ft.: 8,920
- > Assessed Value: \$151,400 | Taxable Value: \$151,400
- > Property Tax information found

**Owner and Taxpayer Information**

<b>Owner</b>	FSCM LLC 503 S RATH AVE LUDINGTON, MI 49431	<b>Taxpayer</b>	SEE OWNER INFORMATION
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**General Information for Tax Year 2017**

<b>Property Class</b>	201 COMMERCIAL	<b>Unit</b>	51 CITY OF MANISTEE
<b>School District</b>	MANISTEE PUBLIC	<b>Assessed Value</b>	\$151,400
<b>UNITS</b>	5	<b>Taxable Value</b>	\$151,400
<b>USER NUM IDX</b>	0	<b>State Equalized Value</b>	\$151,400
<b>TOTAL SQ FT</b>	Not Available	<b>Date of Last Name Change</b>	03/29/2017
<b>FRCL ACTION</b>	Not Available	<b>Notes</b>	Not Available
<b>Historical District</b>	Not Available	<b>Census Block Group</b>	Not Available
<b>IND DEV DIST</b>	Not Available	<b>Exemption</b>	No Data to Display

**Principal Residence Exemption Information**

**Homestead Date** 08/03/1995

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	\$156,600	\$156,600	\$155,966
2015	\$155,500	\$155,500	\$155,500
2014	\$161,400	\$161,400	\$161,400

**Land Information**

<b>Zoning Code</b>	Not Available	<b>Total Acres</b>	0.140
<b>Land Value</b>	\$28,600	<b>Land Improvements</b>	\$0
<b>Renaissance Zone</b>	No	<b>Renaissance Zone Expiration Date</b>	No Data to Display
<b>ECF Neighborhood</b>	2000-RIVER ST-WEST AND ARTHUR GEN COM	<b>Mortgage Code</b>	No Data to Display
<b>Lot Dimensions/Comments</b>	55*111 AVG	<b>Neighborhood Enterprise Zone</b>	No

Lot(s)	Frontage	Depth
Lot 1	55.00 ft	111.00 ft
<b>Total Frontage: 55.00 ft</b>		<b>Average Depth: 111.00 ft</b>

**Legal Description**

GREEN'S ADD LOT 11, EXC S 10 FT & LOTS 12 & 13, EXC S 16 FT BLK 7 |P.ADDR: 319 & 319 1/2 & 321 RIVER ST APTS 1,2,3,4 [(SALE(72) 104 (90) 597 4529 1294 (93) 3569 0112 (98) 597 2689 0442 (07) 31010 0830

## Land Division Act Information

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

## Sale History

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms of Sale	Liber/Page
04/22/2016	\$280,000.00	WD	SHELBY STATE BANK	FSCM LLC	BANK TO BANK	2016R002515
06/04/2015	\$265,753.00	SD	PORT CITY CONSIGNMENT GALLERY LLC	SHELBY STATE BANK	SHERIFF'S DEED	2015R003357
02/26/2007	\$1.00	QC	VANDERWEELE DONALD J	PORT CITY CONSIGNMENT GALLERY LLC	QUIT CLAIM DEED	1010 830
03/01/1990	\$59,750.00	WD			TRUST	529/1294

## Building Information - 4200.00 sq ft Stores - Retail (Commercial)

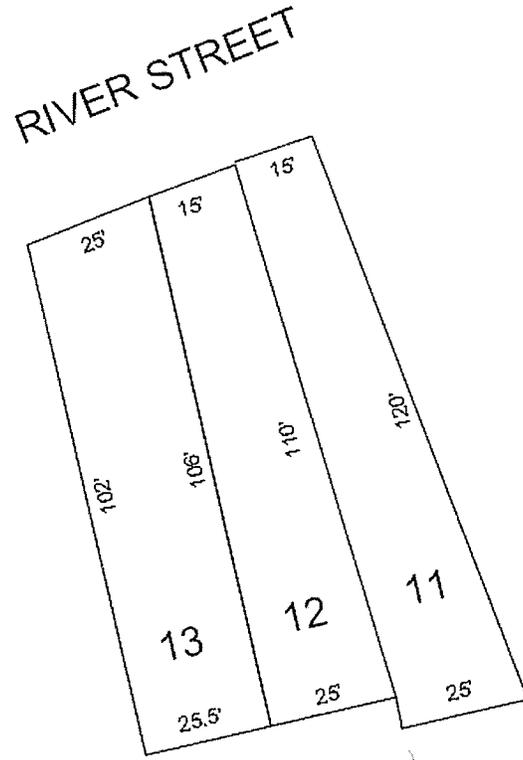
<b>Floor Area</b>	4,200 sq ft	<b>Estimated TCV</b>	\$99,698
<b>Occupancy</b>	Stores - Retail	<b>Class</b>	C
<b>Stories Above Ground</b>	1	<b>Average Story Height</b>	14 ft
<b>Basement Wall Height</b>	<i>Not Available</i>	<b>Identical Units</b>	<i>Not Available</i>
<b>Year Built</b>	1880	<b>Year Remodeled</b>	<i>Not Available</i>
<b>Percent Complete</b>	100%	<b>Heat</b>	Forced Air Furnace
<b>Physical Percent Good</b>	57%	<b>Functional Percent Good</b>	100%
<b>Economic Percent Good</b>	100%	<b>Effective Age</b>	22 yrs

## Building Information - 4720.00 sq ft Multiple Residences (Commercial)

<b>Floor Area</b>	4,720 sq ft	<b>Estimated TCV</b>	\$181,287
<b>Occupancy</b>	Multiple Residences	<b>Class</b>	C
<b>Stories Above Ground</b>	1	<b>Average Story Height</b>	15 ft
<b>Basement Wall Height</b>	<i>Not Available</i>	<b>Identical Units</b>	<i>Not Available</i>
<b>Year Built</b>	1880	<b>Year Remodeled</b>	2006
<b>Percent Complete</b>	100%	<b>Heat</b>	Hot Water, Baseboard/Radiators
<b>Physical Percent Good</b>	76%	<b>Functional Percent Good</b>	100%
<b>Economic Percent Good</b>	100%	<b>Effective Age</b>	11 yrs

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### Image/Sketch for Parcel: 51-453-710-05



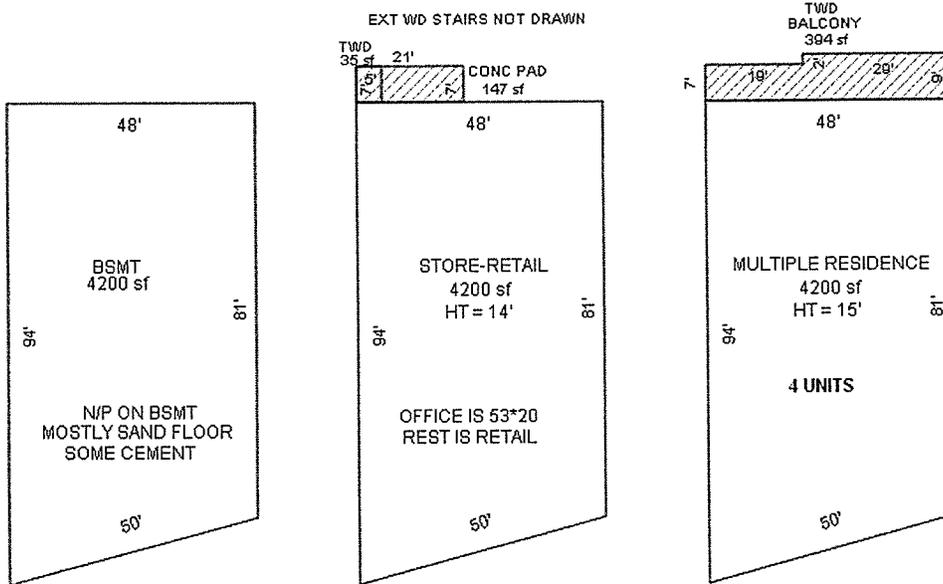
Sketch by Apex Medina™

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### Image/Sketch for Parcel: 51-453-710-05

12\*10 LOFT L/A = 120 SFAPT 1  
25\*16 LOFT L/A = 400 SFAPT 2



BASEMENT

FIRST FLOOR

SECOND FLOOR

Sketch by Apex Medina™

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