

## commercial buildings / DDA district

# 451 & 453 River Street

**Parcel Number**  
51-349-705-09

**Current Owner**  
Donald & Dorothy Jones Trust

**Sale Information**  
Not available

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

**2018 S.E.V.**  
\$48,500

**2018 Taxable Value**  
\$37,732

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

**Listing Information**  
Duane Jones  
Coldwell Banker Commercial  
Premier  
231.723.5772  
231.233.4712



*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)

**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>                | 7,610 square feet +/-                        |
| <b>Frontage</b>            | 78 feet +/- River St<br>76 feet +/- Water St |
| <b>Depth</b>               | irregular                                    |



The buildings at 451 and 453 River Street are located in the Manistee Commercial Historic District and located on the National Register of Historic Places.

The buildings together features 4,247 square-feet of storage in the basement. The first floor currently has office space of 1,403 square feet and over 4,176 square feet of warehouse, storage on the first floor with ceiling heights of 12, 14 and 16 feet. The second floor is a blank slate with 4,247 square feet of area that would make wonderful living units that would have a view of the Manistee Municipal Marina and Manistee River Channel.

The rear of the building has garage doors that face Water Street and provides a unique opportunity for development or could become garages for tenants.



**Tax Roll Description:** FILER + TYSONS ADD W 14 FT OF LOT 3 + LOT 4 BLK 5.  
\_\_\_\_P.ADDR: 451 + 453 RIVER ST



Aerial View 451-453 River Street





***The property at 451-453 River Street is located in the Central Business District. This is a contributing building in the Manistee Commercial Historic District and located on the National Register of Historic Places. You are only steps away from the numerous stores, theaters, restaurants, in Historic Downtown Manistee and are across from the City Marina. There is a riverwalk that runs along the Manistee River Channel all the way out to Lake Michigan next to the Marina. This building is poised to be totally renovated with endless possibilities including include premium space on the second floor with views of the Marina and Manistee Riverwalk. There is opportunity for funding to assist with façade improvements.***

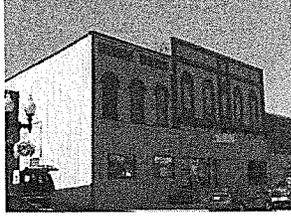


Stop Light



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

Parcel Number: 51-349-705-09



Item 1 of 4 2 Images / 2 Sketches

**Property Owner: JONES DONALD W & DOROTHY A TRUST**

**Summary Information**

- > Commercial/Industrial Building Summary
  - Yr Built: N/A
  - # of Buildings: 2
  - Total Sq.Ft.: 5,579
- > Assessed Value: \$45,400 | Taxable Value: \$37,732
- > Property Tax information found

**Owner and Taxpayer Information**

|              |   |                 |                       |
|--------------|---|-----------------|-----------------------|
| <b>Owner</b> | JONES DONALD W &<br>DOROTHY A TRUST<br>205 LIGHTHOUSE WAY S<br>MANISTEE, MI 49660 | <b>Taxpayer</b> | SEE OWNER INFORMATION |
|--------------|---|-----------------|-----------------------|

**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>           | \$45,400            |
| <b>UNITS</b>               | No Data to Display | <b>Taxable Value</b>            | \$37,732            |
| <b>USER NUM IDX</b>        | 0                  | <b>State Equalized Value</b>    | \$45,400            |
| <b>TOTAL SQ FT</b>         | Not Available      | <b>Date of Last Name Change</b> | 09/01/2010          |
| <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** 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 | \$46,500      | \$46,500  | \$37,396      |
| 2015 | \$46,100      | \$46,100  | \$37,285      |
| 2014 | \$46,400      | \$46,400  | \$36,698      |

**Land Information**

|                                |                                       |   |                    |
|--------------------------------|---------------------------------------|---|--------------------|
| <b>Zoning Code</b>             | Not Available                         | <b>Total Acres</b>                      | 0.180              |
| <b>Land Value</b>              | \$39,000                              | <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> | 78.6*100 AVG                          | <b>Neighborhood Enterprise Zone</b>     | No                 |

| Lot(s)                          | Frontage | Depth                           |
|---------------------------------|----------|---------------------------------|
| Lot 1                           | 78.60 ft | 100.00 ft                       |
| <b>Total Frontage: 78.60 ft</b> |          | <b>Average Depth: 100.00 ft</b> |

**Legal Description**

FILER + TYSONS ADD W 14 FT OF LOT 3 + LOT 4 BLK 5. \_\_\_\_ P.ADDR: 451 + 453 RIVER ST [(SALE(79) 3376 291, 225, 1376 0265 (08) TD 2008R004302

Land Division Act Information

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

Sale History

| Sale Date  | Sale Price | Instrument | Grantor          | Grantee | Terms of Sale | Liber/Page |
|------------|------------|------------|------------------|---------|---------------|------------|
| 10/05/1999 | \$0.00     | TR         | JONES DONALD W + |         | TRUST         |            |

Building Information - 1403.00 sq ft Office Buildings (Commercial)

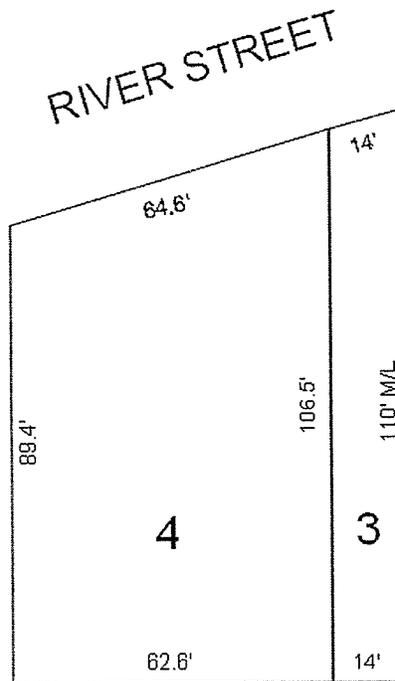
|                              |                  |                                |                       |
|------------------------------|------------------|--------------------------------|-----------------------|
| <b>Floor Area</b>            | 1,403 sq ft      | <b>Estimated TCV</b>           | \$31,246              |
| <b>Occupancy</b>             | Office Buildings | <b>Class</b>                   | D                     |
| <b>Stories Above Ground</b>  | 1                | <b>Average Story Height</b>    | 14 ft                 |
| <b>Basement Wall Height</b>  | Not Available    | <b>Identical Units</b>         | Not Available         |
| <b>Year Built</b>            | Not Available    | <b>Year Remodeled</b>          | Not Available         |
| <b>Percent Complete</b>      | 100%             | <b>Heat</b>                    | Wall or Floor Furnace |
| <b>Physical Percent Good</b> | 48%              | <b>Functional Percent Good</b> | 100%                  |
| <b>Economic Percent Good</b> | 100%             | <b>Effective Age</b>           | 29 yrs                |

Building Information - 4176.00 sq ft Warehouses - Storage (Commercial)

|                              |                      |                                |                       |
|------------------------------|----------------------|--------------------------------|-----------------------|
| <b>Floor Area</b>            | 4,176 sq ft          | <b>Estimated TCV</b>           | \$22,431              |
| <b>Occupancy</b>             | Warehouses - Storage | <b>Class</b>                   | D                     |
| <b>Stories Above Ground</b>  | 1                    | <b>Average Story Height</b>    | 14 ft                 |
| <b>Basement Wall Height</b>  | Not Available        | <b>Identical Units</b>         | Not Available         |
| <b>Year Built</b>            | Not Available        | <b>Year Remodeled</b>          | Not Available         |
| <b>Percent Complete</b>      | 100%                 | <b>Heat</b>                    | No Heating or Cooling |
| <b>Physical Percent Good</b> | 35%                  | <b>Functional Percent Good</b> | 100%                  |
| <b>Economic Percent Good</b> | 100%                 | <b>Effective Age</b>           | 43 yrs                |

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### Image/Sketch for Parcel: 51-349-705-09

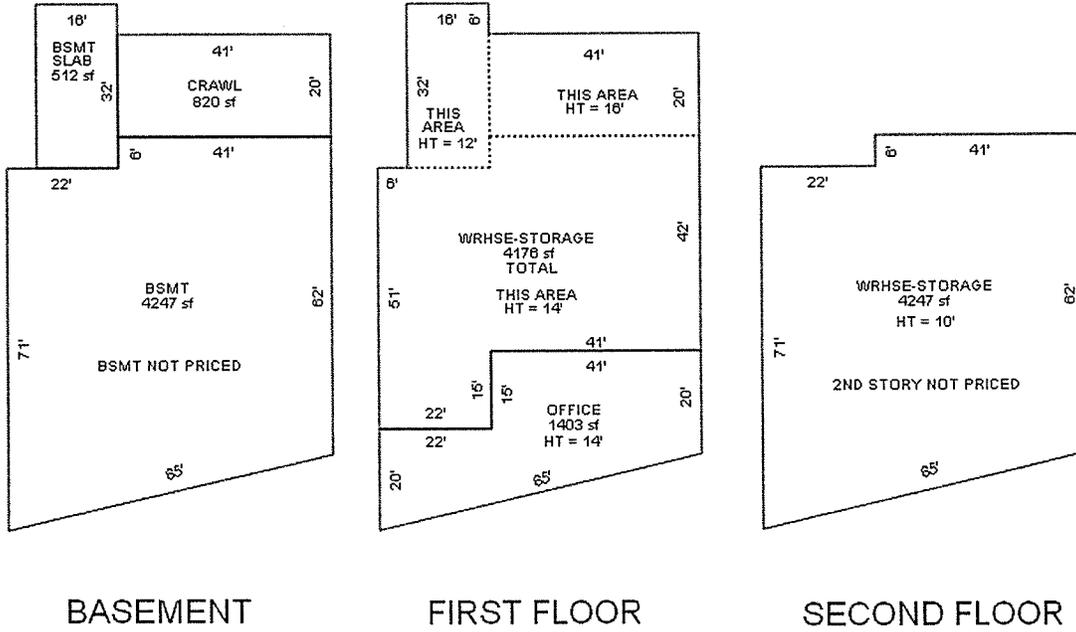


Sketch by Apex Medina™

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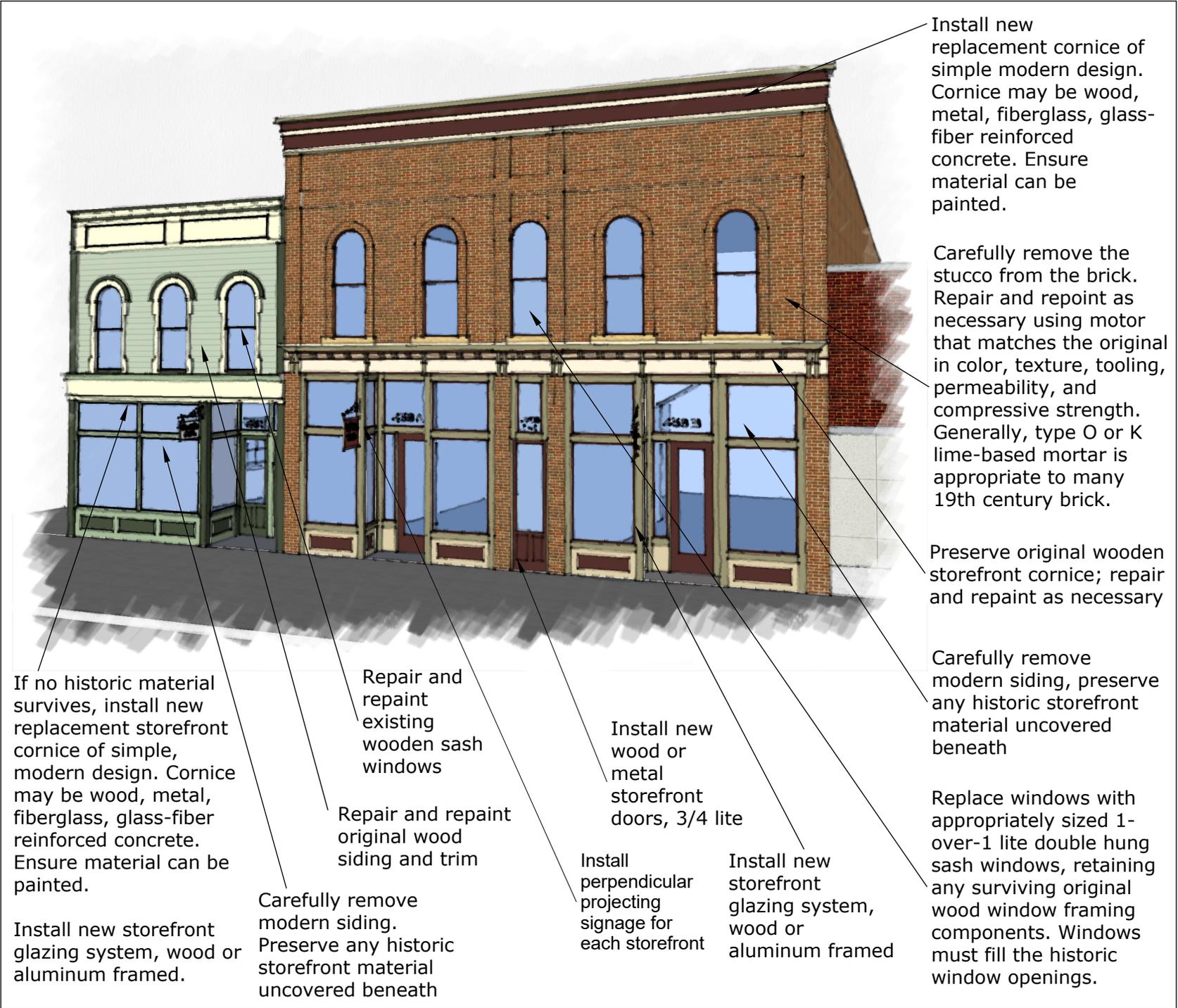
**PROJECT**  
451-453 River St

**PROJECT NO.**  
18-12-451

**DRAWN BY**  
KT

**ISSUE**  
08.06.18

**451-453 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.

Carefully remove the stucco from the brick. 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 to many 19th century brick.

Preserve original wooden storefront cornice; repair and repaint as necessary

Carefully remove modern siding, preserve any historic storefront material uncovered beneath

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.

If no historic material survives, 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 new storefront glazing system, wood or aluminum framed.

Repair and repaint existing wooden sash windows

Repair and repaint original wood siding and trim

Carefully remove modern siding. Preserve any historic storefront material uncovered beneath

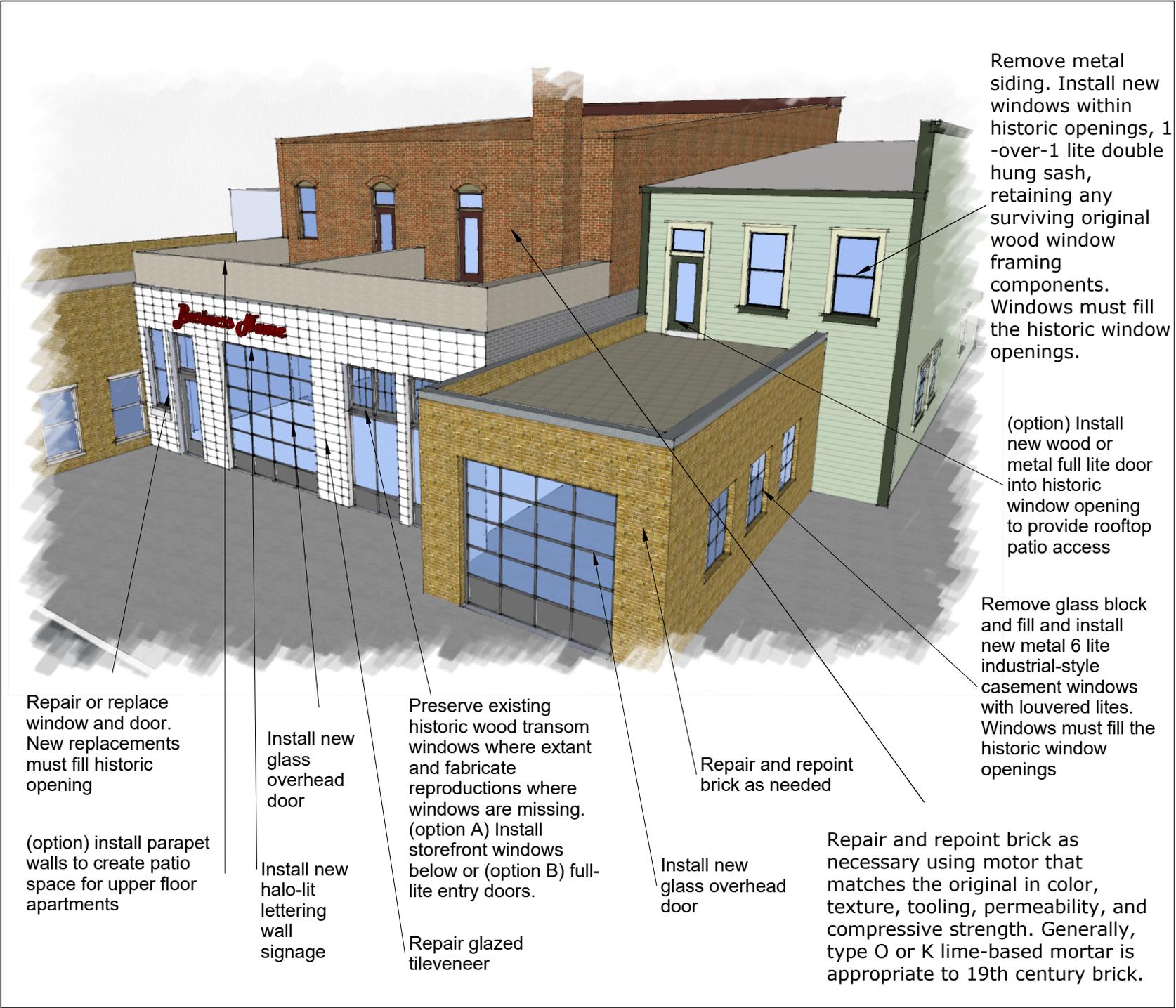
Install new wood or metal storefront doors, 3/4 lite

Install perpendicular projecting signage for each storefront

Install new storefront glazing system, wood or aluminum framed

**ISSUE** 08.06.18  
**PROJECT** 451-453 River St  
**PARCEL NO.** 51-349-705-09  
**DRAWN BY** KT  
**PROJECT NO.** 18-12-451  
**Donald & Borothy Jones Trust**  
 451-453 River St  
 Manistee, MI 49660

**North Elevation**



**PARCEL NO.** 51-349-705-09  
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**ISSUE** 08.06.18

**PROJECT NO.** 451-453 River St

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 Manistee, MI 49660

**Southeast  
 Oblique**



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**PROJECT** 451-453 River St

**PROJECT NO.** 18-12-451

**ISSUE** 08.06.18

**DRAWN BY** KT

# Northeast Oblique



**ISSUE** 08.06.18  
**PROJECT** 451-453 River St  
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Southeast  
Oblique