

MANISTEE CITY COUNCIL

WORK SESSION AGENDA

Tuesday, June 23, 2015 - 7:00 p.m. - Council Chambers, City Hall

I. Call to Order.

II. Work Session Items.

a.) PUBLIC COMMENTS ON WORK SESSION RELATED ITEMS.

b.) DISCUSSION ON REDEVELOPMENT READY COMMUNITIES PROGRAM – IDENTIFY AND PRIORITIZE REDEVELOPMENT SITES – Interim City Manager R. Ben Bifoss and Zoning Administrator Denise Blakeslee.

c.) DISCUSSION ON

III. Adjourn.

RBB:cl



City Council
Planning Commission
Main Street/DDA
Historic District Commission
Zoning Board of Appeals
Potential Redevelopment Properties
Annual Meeting

One of the components of the Redevelopment Ready Communities program is to identify and prioritize redevelopment sites. The City is responsible to maintain a list of high priority sites for redevelopment (five to ten properties). Additionally an annual meeting between the City Council, Planning Commission, Main Street/DDA, Historic District Commission, and Zoning Board of Appeals is required.

This meeting has been scheduled for ***Tuesday, June 23, 2015 at 7 pm in the Council Chambers*** providing an opportunity for each of these Board and Commission members to update City Council on their activities and to identify and prioritize potential redevelopment properties in the City.

One of the benefits after receiving certification in the Redevelopment Ready Community program is that they will market up to three packaged sites in the City. They also provide assistance in developing the marketing materials and will promote them at various conferences throughout the state.

Staff has compiled a list of sites for discussion. A short history on each property is included to help assist in the review process. After the list is compiled the property owners will be contact to see if they wish to participate in the promotion of their properties. If the owner is not interested in promoting their property it will be removed from the list. This exercise also provides a venue to communicate with the owners of the properties that we have not used in the past.

Assignment - Before the meeting you are asked to review the list, determine if other properties should be included, and rank them in order of importance also include your vision of what you would like to see developed at that site (i.e. restaurant, mixed use of residential and commercial, etc.).

Objective - identify the top five to ten sites for redevelopment.

If you have any questions, please contact Planning and Zoning Administrator, Denise Blakeslee at 398.2805.

Best Practice 4.2—Training for elected officials, board members, and staff

Best Practice 4.2 assesses how a community encourages training and tracks training needs for appointed and elected officials, board members and staff. Trainings provide officials and staff with an opportunity to learn, build their knowledge and ultimately make more informed decisions about land use and redevelopment issues.

Manistee has a dedicated source of funding for training of all boards and commissions. The city encourages planning commission and ZBA members to attend Citizen Planner and identifies training needs by working with MSU Extension. Once the city has identified the training needs of the community, they work with partner organizations to host the training locally.

The city also maintains a comprehensive list of trainings the boards and commission members attend. Identifying and tracking training is essential to ensure that the city has informed board and commission members and helps to identify any gaps.

Communication between the boards and commissions is critical for decision-making. While the city engages in large scale collaborative efforts like the Lakes to Land Initiative, they do not hold a joint meeting between city council, planning commission, ZBA and DDA. Holding an annual joint meeting can provide an opportunity for the city’s boards and commissions to discuss current successes, issues, goals and objectives. A joint meeting can also be a great opportunity to hold a training session.

Status	Evaluation criteria	Recommended actions for certification	Estimated timeline
	The community has a dedicated source of funding for training.	✓	
	The community identifies training needs and tracks attendance of the governing body, boards, commissions and staff.	✓	
	The community encourages board and commission members to attend trainings.	✓	
	The community shares information between the governing body, boards, commissions, and staff.	<input type="checkbox"/> Establish a joint meeting with the city council, planning commission, zoning board of appeals and DDA as outlined in Best Practice 4.2	12 months

Best Practice 5.1—Redevelopment Ready Sites®

Best Practice 5.1 assesses how a community identifies, visions and markets their priority redevelopment sites. It is important for a city to think strategically about the prime redevelopment opportunities

The city of Manistee compiles information packages for any parcel in the city upon request. These packages include the property assessment card, aerial photo of the property, zoning information, permit information, contact information and a business owner’s informational handout. While these packets are extremely valuable to residents and business owners developing in the city, Manistee needs to start identifying and prioritizing their priority redevelopment sites. Prioritizing prime

redevelopment opportunities, conducting visioning sessions, packaging and marketing each site proactively signals to the development community that the city is committed to redevelopment. Additionally, these actions can eliminate uncertainty in the development process and help identify champions for redevelopment in the city. While it is not possible to foresee all issues with a redevelopment site, informing potential developers of known issues upfront and providing information on the tools available to help offset costs are key to getting an underutilized site reactivated. The city will need to prioritize at least three sites and package one for certification.

Status	Evaluation criteria	Recommended actions for certification	Estimated timeline
	The community identifies and prioritizes individual redevelopment sites.	<input type="checkbox"/> Prioritize the city’s prime redevelopment sites as outlined in RRC Best Practice 5.1	3 months
	The community gathers preliminary development research for prioritized redevelopment sites.	✓	
	A public visioning session is held for the prioritized redevelopment sites.	<input type="checkbox"/> Create a vision for the prioritized redevelopment sites as outlined in RRC Best Practice 5.1	6 months
	Available resources for the prioritized redevelopment sites are identified.	<input type="checkbox"/> Identify available resources for prioritized redevelopment sites as outlined in RRC Best Practice 5.1	12 months
	A “Property Information Package” for the prioritized redevelopment site(s) is assembled.	<input type="checkbox"/> Assemble a property information package for identified prioritized redevelopment sites as outlined in RRC Best Practice 5.1	12 months
	Prioritized redevelopment sites are actively marketed.	<input type="checkbox"/> Market the identified redevelopment sites outlined in RRC Best Practice 5.1	12 months

Joslin Cove – US 31/Arthur Street

Parcel Number
Numerous

Current Owner
Manistee Lakes LLC
(undeveloped property)

Current Zoning
W-F Waterfront District

Incentives
Brownfield

LISTING INFORMATION (1/16/15)

Capstone Real Estate LLC
James Goldman
616.847.1031

Price
\$1,200,000

Condominium project located on beautiful Manistee Lake including a marina with an approved plan in place for the right investor to complete the remaining 32 units and 30 marina slips.

Property is easily accessed from US-31 (Arthur Street) in the City of Manistee.



LOT DIMENSIONS	
Size	3.99 acres +/-
Frontage	775 feet +/- US 31/Arthur St
Depth	Irregular

In 2006 the Planning Commission approved a request from West Coast LLC for a Planned Unit Development named Joslin Cove that included:

- 6 – Buildings/40 units
 - Building #1 – 8 units – foundation only
 - Building #2 – 8 units – foundation only
 - Building #3 – 8 units – constructed (5 units sold)
 - Building #4 – 4 units – foundation only
 - Building #5 – 6 units – foundation only
 - Building #6 – 6 units – no construction
- 1 – Community center - constructed
- 1 – Pool - constructed
- 1 – Volleyball court – no construction
- 40 – Boat slips – 10 slips constructed

The developer constructed the community center, pool, ten boat slips and building #3 and poured the foundations for all but one of the remaining buildings. The developers filed bankruptcy and construction on the project has ceased. This project is located on US 31/Arthur Street the main corridor to the community.



For additional information please contact

70 Maple Street
Manistee, MI 49660

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

vacant commercial building

State Police Post - 212 Arthur Street

Parcel Number
51-174-708-09

Current Owner
State of Michigan

Sale Information
Not available

Current Zoning
[C-1 Regional Commercial](#)

2015 S.E.V.
Tax exempt

2015 Taxable Value
Tax exempt

Incentives
[Brownfield](#)

*This property is not currently
listed for sale*



70 Maple Street
Manistee, MI 49660

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

*For additional
information
please contact*

This property is accessed from US 31/Arthur Street the main corridor through the community, zoned regional commercial with a wide range of commercial uses available

LOT DIMENSIONS	
Size	.51 acres +/-
Frontage	100 feet +/- US 31/Arthur St
Depth	Irregular



Manistee served as the headquarters post for northern Michigan when the Gaylord Detachment closed, and the original post area covered 10 counties. Headquarters for the new Seventh District transferred to Traverse City in 1932, but Manistee soon claimed an enduring role in the department's history. Captain Hathaway's successful manhunt for the thugs who robbed the bank and murdered cashier Ellsworth Billman in the Manistee County village of Kaleva in 1933 finally squelched the political opposition which had plagued the State Police since its inception, and led to implementation of the department's pioneer Stateline blockade system. The Manistee Post moved for a time into a leased house on Kosciusko Street before the present brick WPA barracks was completed in 1936. The building has been vacant since 2011 when the post closed

Tax Roll Description: S C THOMPSON ADDITION PT LOT H LYING S + W OF A LI COM AT SW COR LOT I, S 78 DEG 30 MIN W 70 FT, N 49DEG W 100 FT, N 54DEG 15MIN W 188 FT, N 54DEG 45MIN W 165 FT TO RR R/W ALSO COMON W LI US 31 27 FT S OF NE COR LOT K, S 82 DEG 33 MIN W 174.2 FT TO W LI LOT K, N 28 DEG W 15.7 FT TO SW COR LOT I S 78DEG 30MIN W 44 FT, N 36DEG W 97.5 FT, N 82DEG 33MIN E 272 TO W LI US 31, S 6DEG 22MIN E 100 FT TO POB LOTS H, I, K EXC THAT PT LOT H COM INTR N LI LOT L & W LI US-31 FOR POB, TH N 6 DEG 59 MIN W 30 FT, TH S 84 DEG 30 MIN W 82.42 FT, TH N 26 DEG 41 MIN W 264.10 FT, TH S 15 DEG 3 MIN E 197.97 FT, TH S 35 DEG 55 MIN W 295.08 FT, TH E 115 FT, TH N 5 DEG 23 MIN E 154.17 FT, TH N 83 DEG 53 MIN E 200.FT TO POB. PROP ADDR: 212 ARTHUR ST SPLIT ON 10/02/2013 INTO 51-174-708-10, 51-174-708-11;TH N 35 DEG 55 MIN E 338.86 FT, TH N 15 DEG 03 MIN W 197.97 FT, TH N 81 DEG 56 MIN E 174.2 FT, TH S 6 DEG 59 MIN E 369. 25 FT, TH S 14 DEG 05 MIN W 91.98 FT, TH N 89 DEG 44 MIN W 15 FT, TH S 29 DEG 14 MIN W 50.32 FT, TH S 33 DEG 34 MIN W 123.45 FT, TH S 33 DEG 30 MIN W 158.98 FT TO POB. SEC 1 T21N R17W. |122 & 200 ARTHUR ST.|

Roadway Inn – 200 Arthur Street

Parcel Number
51-101-250-01

Current Owner
V&H Hotel Inc.

Sale Information
7/29/2014 | \$0

Current Zoning
[C-1 Regional Commercial](#)

2014 S.E.V.
\$136,000

2014 Taxable Value
\$136,000

Incentives
[Brownfield](#)
[OPRA](#)
[MEDC Blight Elimination Grant](#)

Reports Available
Phase I ESA | 5/22/12

This property is not currently listed for sale



For additional information please contact

70 Maple Street
Manistee, MI 49660

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

This property is accessed from US 31/Arthur Street the main corridor through the community, zoned regional commercial with a wide range of commercial uses available

LOT DIMENSIONS	
Size	3.57 acres +/-
Frontage	800 feet +/- US 31/Arthur St
Depth	Irregular



The development of the motel at 200 Arthur Street began in 1964 then the first hotel rooms were built, the restaurant was built in 1965 with an addition constructed in 1979. Additional rooms and the pool house were constructed in 1970 and 1975. The property features 69 rooms, a 150 seat restaurant, bar/lounge area, a large banquet room for up to 200 quests, and two additional meetings rooms, each large enough to accommodate up to 70 guests. The two-story 34,325 square-foot building features a heated indoor pool, exercise area, hot tub, dry sauna and an outdoor tennis court. This project is located on US 31/Arthur Street the main corridor to the community.



Tax Roll Description: PT OF GOVT LOTS 2 & 3, COM AT PT WHERE W LI OF R/W OF ARTHUR ST INTERSECT TH S LINE OF N 2/3 OF GOVT LOT 3, TH N 11 DEG 3 MIN E 442.11 FT, TH N 33 DEG 30 MIN E 221.34 FT TO POB, TH N 80 DEG 27 MIN 04 SEC W 141.65 FT, TH N 01 DEG 29 MIN 02 SEC W 222.01 FT, TH N 35 DEG 55 MIN E 338.86 FT, TH N 15 DEG 03 MIN W 197.97 FT, TH N 81 DEG 56 MIN E 174.2 FT, TH S 6 DEG 59 MIN E 369. 25 FT, TH S 14 DEG 05 MIN W 91.98 FT, TH N 89 DEG 44 MIN W 15 FT, TH S 29 DEG 14 MIN W 50.32 FT, TH S 33 DEG 34 MIN W 123.45 FT, TH S 33 DEG 30 MIN W 158.98 FT TO POB. SEC 1 T21N R17W. |122 & 200 ARTHUR ST. |

commercial building / water front property

Little Caesars - 91 Arthur Street

Parcel Numbers
51-101-275-08
51-101-275-09 (lot)

Current Owner
George Lafata

Sale Information
4/18/2014

Current Zoning
[W-F Waterfront](#)

2015 S.E.V.
\$46,200
\$8,100 (lot)

2015 Taxable Value
\$46,200
\$8,100 (lot)

Incentives
[Brownfield](#)
[OPRA](#)
[MEDC Blight Elimination Grant](#)

This property is not currently listed for sale



For additional information please contact

70 Maple Street
Manistee, MI 49660

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

This property is accessed from US 31/Arthur Street the main corridor through the community, zoned waterfront that provides a variety of uses including many commercial uses

LOT DIMENSIONS (both parcels)	
Size	.55 acres +/-
Frontage	150 feet +/- US 31/Arthur St
Depth	160 feet +/-



There is a one story; 2,281 square foot building that was constructed in 1985 as a Little Caesar's Restaurant. The most recent use of the property was a real estate office in 2006. The building has been vacant for a number of years and has fallen into disrepair. This property is located next to the S.S. City of Milwaukee and Bayview Condominiums on Manistee Lake. There currently is a building on the parcel that could be renovated or raised for the development of the property.

An error on the original Sheriff's Deed resulted in the creation of a separate parcel for the waterfront portion of the property. These two parcels are considered to be one zoning lot.



Tax Roll Description: PT OF GOVT LOT 3 SEC 1, COM AT INTER S LN OF N 2/3 OF SD GOVT LOT 3 & E R/W OF ARTHUR ST, TH N 11 DEG 08 MIN 14 SEC E 249.99 FT, TH S 78 DEG 51 MIN 46 SEC E 118 FT TO POB, TH N 23 DEG 38 MIN 14 SEC E 153.45 FT, TH S 78 DEG 50 MIN 39 SEC E 24 FT TO E'LY EDGE OF SEAWALL, TH S 19 DEG 32 MIN 19 SEC W 157.84 FT, TH N 78 DEG 51 MIN 46 SEC W TO POB. .09 A*/M/L SEC 1 T21N R17W [THIS PARCEL WAS ISSUED A SPECIAL USE PERMIT FOR BAYVIEW CONDOMINIUM AS OF 8-7-97. (51-101-275-08 - 91 Arthur St)

Tax Roll Description: PT GOVT LOT 3, COM AT A PT WHERE E LI ARTHUR ST INTR S LI OF N 2/3 OF SD GOVT LOT, TH N 11 DEG 8 MIN 14 SEC E 250.13 FT FOR POB, TH N 11 DEG 8 MIN 14 SEC E 88.71 FT, TH N 14 DEG 58 MIN 21 SEC E 61.29 FT, TH S 78 DEG 51 MIN 46 SEC E 146.87 FT TH S 23 DEG 32 MIN 40 SEC W 153.45 FT, TH N 78 DEG 51 MIN 46 SEC W 118 FT TO POB. SEC 1 T21N R17W .46 A M/L PROP ADDR: 91 ARTHUR ST (51-101-275-09 - Vacant)

commercial building / vacant lot

The Milwaukee House - 259 River St

Parcel Number
51-448-710-01/02

Current Owner
Gina Ruggiero

Sale Information
4/1/88 | \$32,000

Current Zoning
[P-D Peninsula](#)

2015 S.E.V.
\$153,700/\$700

2015 Taxable Value
\$124,983/\$142

Reports
[Manistee Peninsula Neighborhood
Revitalization Action Plan](#)

Incentives
[Brownfield](#)

***This property is not currently
listed for sale***



*For additional
information
please contact*

70 Maple Street
Manistee, MI 49660

Denise Blakeslee
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231.398.2805
dblakeslee@manisteemi.gov

***Located in the peninsula zoning district that has a wide
variety of commercial uses available***

LOT DIMENSIONS	
Both parcels	
Size	7,920 square feet
Frontage	66 feet River St 110 feet/10 feet Jones St
Depth	66 feet (vacant parcel)



The Milwaukee House was built shortly after the Great Fire of 1871, the Milwaukee House was used as a hotel for mill-hands and woodsmen living in Manistee who needed a place stay. With a basement that at one time included a saloon, the hotel reportedly was a place for many rousing fights during the lumbering days of Manistee. Once the mills began to close, the building became a boarding house and was once used as a warehouse for the Manistee Irons Works.

The basement of the building has 1,000 square feet of finished space with the remaining 920 square feet being unfinished. The first floor and second floor are each has 1,920 square feet area. There is a 432 square foot sun room constructed in 1886 attached to the west side of the building with a landscaped garden area. Parking is available in the 644 square foot garage on the rear of the building on Jones Street. Past uses for this property include bed and breakfast, professional office and residential uses. This property is located in in the peninsula district and is ready for the right person to bring it back to its former glory. These two parcels are considered to be one zoning lot.

Tax Roll Description: FILER & SMITHS ADD LOT 1, EXC S 10 FT THEREOF BLOCK 6. ___P. ADDR: 259 RIVER ST (51-448-710-01 – 259 River St)

Tax Roll Description: FILER & SMITHS ADD S 10 FT LOT 1 BLOCK 6 (51-448-710-02 - Vacant)

commercial building

Candy Mountain - 400 Sibben Street

Parcel Number
51-572-709-07

Current Owner
Scott Ebbeling

Sale Information
8/6/13 | \$6,400

Current Zoning
[R-2 Medium Density Residential](#)

2015 S.E.V.
\$16,800

2015 Taxable Value
\$16,800

Incentives
[Brownfield](#)

This property is not currently listed for sale



For additional information please contact

70 Maple Street
Manistee, MI 49660

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

Located in the medium density residential district with key street frontage that allows commercial uses as special uses. This parcel does not meet the requirements of the zoning district and a variance would be necessary for reinstating the commercial use for the building



LOT DIMENSIONS	
Size	3,030 square feet
Frontage	30 feet Sibben Street 101 feet Fourth Street

The building at 400 Sibben Street was once home to the Midway Bar a neighborhood tavern with living space on the second floor. The most recent commercial use on the first floor was Candy Mountain a retail candy store that went out of business several years ago, the owners occupied the second floor.

This building has approximately 1,632 square feet of usable area on the first floor with a 576 square foot garage in the back. The second floor space is also 1,632 square feet with an enclosed stairway that provides access.

Tax Roll Description: SIBBINS ADD PT OF N 30 FT OF LOTS 4 & 5, COM NW COR OF SD LOT 4, TH E 30.46 FT TO POB, TH E 101 FT TO NE COR LOT 5, TH S 30 FT, TH W 101 FT, TH N 30 FT TO POB. BLOCK 5____P.ADDR: 400 SIBBEN ST

commercial building

Salty Dog Saloon -1500 Main Street

Parcel Number
51-764-712-02

Current Owner
Brenda Cronan

Sale Information
Not available

Current Zoning
[R-3 High Density Residential](#)

2014 S.E.V.
\$21,900

2014 Taxable Value
\$21,900

Incentives
[Brownfield](#)

This property is not currently listed for sale

Located in the high density residential district with key street frontage that allows commercial uses as special uses



LOT DIMENSIONS	
Size	14,400 square feet
Frontage	120 feet Main Street 120 feet Fifteenth Street

The building at 1500 Main Street was the home of the Salty Dog Saloon which was located across from the former Hardy Salt Plant. With the closing of the plant and numerous changes in ownership the establishment closed in the late 1990's.

The first floor of the building has approximately 3,371 square feet of space with a 640 square foot garage on the rear. The second floor has 1,825 square feet of space that once was used as a residence; the assessor currently has the space prices as not livable.

This parcel is located on a key street segment.

Tax Roll Description: MAXWELLTOWN LOT 1 & 2 BLOCK 12 ____ P.ADDR: 1500 & 1506 MAIN ST



For additional information please contact

70 Maple Street
Manistee, MI 49660

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

vacant commercial building

First Street Tavern - 303 First Street

Parcel Number
51-568-701-02

Current Owner
Venture Interest
Property LTD LLC

Sale Information
1/21/2011 | \$40,000

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

2015 S.E.V.
\$13,900

2015 Taxable Value
\$13,900

Incentives
[Brownfield](#)

*This property is not currently listed
for sale*



*For additional
information
please contact*

70 Maple Street
Manistee, MI 49660

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	4,962 square feet
Frontage	44.88 feet First St
Depth	108 ft



The one story commercial building was constructed in the early 1900's. The bar/lounge area is 2,388 square foot with a 1,288 square foot storage area in the basement. The building has a common wall with the D.A.V. building to the west and Stacy's Flowers to the east. There is a small parking area behind the building that is accessed from McKee Street. This building was a popular neighborhood tavern that closed several years ago. The windows are boarded up and the building is in need of attention.



Tax Roll Description: NICHOLSON & INGRAMS ADD PT LOT 1 BLK 1 DESC AS COM AT NE COR OF LOT 1 BLK 1, TH S 87 DEG 29 MIN W 25.32 FT TO POB, TH S 2 DEG 46 MIN E 108 FT, TH S 87 DEG 29 MIN W 44.88 FT, TH N 02 DEG 46 MIN W 108 FT, TH N 87 DEG 29 SEC E 44.88 FT TO POB. ___P.ADDR: 303 FIRST ST

commercial building / apartment

Pink Pump - 302 First Street

Parcel Number

51-448-728-09

Current Owner

William & Connie Slade

Sale Information

4/1/1996 | \$19,000

Current Zoning

C-2 Neighborhood Commercial

2015 S.E.V.

\$61,600

2015 Taxable Value

\$61,600

Incentives

Brownfield

LISTING INFORMATION (5/25/15)

Lighthouse Realty

Randall Zakrajsek

855.206.1416

Price

\$159,900



For additional
information
please contact

70 Maple Street
Manistee, MI 49660

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 16,896 square feet

Frontage 128 feet - First St
132 feet - Grant St



The main building is two stories that include a 2,800 square foot apartment along with an additional 2,832 square feet of area that can be used for storage on the second floor. The first floor has 4,432 square feet of area in the main building with 3,458 feet of warehouse storage in the single story addition on the rear of the building with garage doors for easy access.



Tax Roll Description: FILER & SMITHS ADD LOTS 11 & 12 BLOCK 15 ____P.ADDR:
302 1ST ST

vacant commercial building / DDA district

GT Tire - 305 River Street

Parcel Number
51-448-712-11

Current Owner
Narrow Gauge Leasing Inc

Sale Information
10/1/2002 | \$110,000

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

2015 S.E.V.
\$51,000

2015 Taxable Value
\$51,000

Incentives
[Brownfield](#)
DDA Façade/Grant Program

LISTING INFORMATION 2/20/15

Century 21 Boardwalk
Brandon Ball
231.723.6100

Price
\$129,000



For additional
information
please contact

70 Maple Street
Manistee, MI 49660

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

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

LOT DIMENSIONS	
Size	12,000 square feet +/-
Frontage	66 feet – River St 134.2 – Division St
Depth	Irregular



The building at 305 River Street is located on a busy intersection in the Central Business. This parcel includes a 1,421 square foot building that was originally constructed as a gas station in the 1960's most recently used as a tire service center.

The listing agent reports that the old gas storage tanks have been removed and environmental work has been taken care of. This site provides off street parking.

Tax Roll Description: FILER + SMITHS ADD LOT 6 + PT OF LOT 13 LYING W OF LOT 6 BLOCK 7 ____ P.ADDR: 305 RIVER ST

vacant commercial building / DDA district

Glik's - 400 River Street

Parcel Number
51-349-701-01

Current Owner
ISO Grand Rapids
Real Estate LLC

Sale Information
7/1/1999 | \$950,000

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

2015 S.E.V.
\$248,500

2015 Taxable Value
\$248,500

Incentives
[Brownfield](#)
DDA Façade/Grant Program

LISTING INFORMATION
DAR Development Co
Darrel Herweyer
616-813-0111
dherweyer@dardeve.com



For additional
information
please contact

70 Maple Street
Manistee, MI 49660

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

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

LOT DIMENSIONS	
Size	4,962 square feet
Frontage	44.88 feet First St
Depth	108 ft



The building at 400 River Street is in the heart of Historic Downtown Manistee nestled between the Manistee River Channel and the main corridor in the Central Business District.



The parcel has frontage on both River and Maple Street adjacent to the Maple Street Bridge. The building has 13,094 square-foot of floor space with 1,326 square-foot of storage in the basement.



The property has its own parking lot that includes 7,280 square feet of covered space.

Tax Roll Description: FILER + TYSONS
ADD LOTS 1 THRU 7 BLOCK
1__P.ADDR: 400 RIVER ST

vacant commercial building & vacant lot / DDA district

City Drug - 401 River Street

Parcel Number
51-350-702-07 (lot)
51-350-702-13

Current Owner
ISO Grand Rapids
Real Estate LLC

Sale Information
8/3/2007 | \$285,000
Purchased together

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

2015 S.E.V.
\$20,400 (lot)
\$101,900
2015 Taxable Value
\$20,400 (lot)
\$101,900

Incentives
[Brownfield](#)
DDA Façade/Grant Program

LISTING INFORMATION
DAR Development Co
Darrel Herweyer
616-813-0111
dherweyer@dardeve.com



For additional
information
please contact

70 Maple Street
Manistee, MI 49660

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

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

LOT DIMENSIONS Commercial Building	
Size	3,600 square feet +/-
Frontage	48 feet – River St 102 feet - Maple St
Depth	irregular

LOT DIMENSIONS Parking Lot	
Size	6,850 square feet
Frontage	68.5 feet – River St
Depth	100 feet

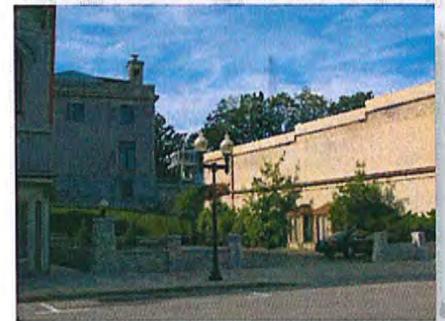
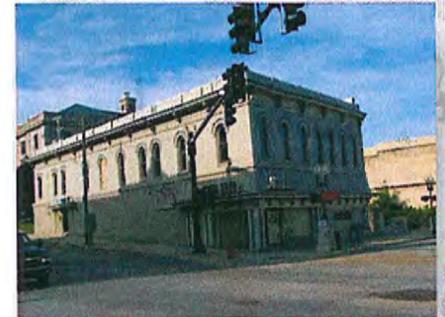
The building at 401 River Street is in the heart of Historic Downtown Manistee on a major intersection with a traffic light in the Central Business District with a traffic light.

The building features 2,737 square-feet of storage in the basement; 3,458 square-feet of floor space on the first floor; the second floor has 3,650 square feet of space waiting to be finished

A 6,850 square foot parking lot is adjacent to the building.

Tax Roll Description: D. L. FILERS SUB OF BLK 6 OF FILER + TYSONS ADD IN LOT 15 BLOCK 6 ____P.ADDR: 401 RIVER ST

Tax Roll Description: D.L. FILERS SUB OF BLK 6 OF FILER + TYSON'S ADD LOT 12, EXC TH W 3 FT 6 IN + ALL LOTS 13 + 14 BLK 6 PARKING LOT BET 401 + 411 RIVER ST



commercial building

Rengo - 518 First Street

Parcel Number
51-364-703-05

Current Owner
Nancy Carol Croasdell

Sale Information
5/29/13

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

2015 S.E.V.
\$69,000

2015 Taxable Value
\$69,000

Incentives
[Brownfield](#)

*This property is not currently
listed for sale*



For additional
information
please contact

70 Maple Street
Manistee, MI 49660

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	.75 acres +/-
Frontage	198 feet - First St 120 feet - Cedar St 210 feet - Water St
Depth	Irregular



This group of five connecting buildings was constructed in the early 1900's with a total of 11,969 square feet of warehouse, storage space and 1,708 square feet of office space. The building is currently being used for storage. This property has high visibility located on First Street the main thoroughfare to the City's largest recreation site Douglas Park/First Street and is in walking distance to both the beach and the downtown.



Tax Roll Description: C. E. MARSHS ADD LOTS 3, 4, 5 + PT OF LOT 6 COM AT PT 92 FT S OF WATER ST. ON W LI OF LOT 6, E 15 FT, N 50 FT, W 15.83 FT, S ALG W LOT LI TO POB BLOCK 3 ____P.ADDR: 518 1ST ST

commercial building / vacant lot

Manistee Cottage Garden - 259 Fifth St

Parcel Numbers

51-664-701-01
51-664-701-08 (lot)

Current Owner

Manistee Cottage Garden LLC

Sale Information

5/1/2004 | \$189,000

Current Zoning

R-2 Medium Density Residential

2015 S.E.V.

\$58,200
\$2,000 (lot)

2015 Taxable Value

\$58,200
\$2,000 (lot)

Incentives

Brownfield

LISTING INFORMATION (5/26/15)

Century 21 Boardwalk
Suzanne Riley
231.723-6100

Price

\$125,000



For additional
information
please contact

70 Maple Street
Manistee, MI 49660

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

Located in the medium density residential district with key street frontage that allows commercial uses as special uses. The vacant lot to the west does not have sufficient frontage to be a buildable lot, and is considered a zoning lot under the ordinance

	LOT DIMENSIONS
Size	46,745/15,751 1.43 acres +/- (total)
Frontage	14 feet/111.5 feet 115.5 feet Fifth St (total)
Depth	297 feet



The main building has a 3,864 square-foot store/retail space constructed in 1967. The attached 4,464 square-foot greenhouse on the rear collapsed and was removed in 2014. There are two arch rib Quonset greenhouses on the property the first was constructed in 1976 (1,656 square feet) the second was constructed in 2008 (4,256 square feet). There are three other accessory buildings on the property a 280 square foot shed-utility building constructed in 2008; an 888 square foot shed-utility with an attached 888 square foot covered slab; and a 644 square foot garage.



Tax Roll Description: W MAGILLS ADD LOT 2, EXC COM 33 FT W OF NE COR, TH S 97 FT, TH W 83 FT, TH N 97 FT, TH E 83 FT TO POB; ALSO E 52.5 FT OF LOT 3 _____P.ADDR: 259 5TH ST

Tax Roll Description: W MAGILLS ADD S 177 FT OF W 79 1/2 FT OF LOT 3 & E 14 FT OF W 79 1/2 FT OF N 120 FT OF LOT 3. (AREA SOUTH OF 265 5TH ST & 14 FT TO THE EAST OF 265 5TH ST) vacant lot

3 adjoining commercial properties

US 31/Arthur Street

Parcel Numbers

51-146-704-19
51-146-704-23
51-146-709-03

Current Owner

Blarney Castle Oil Co

Current Zoning

[C-1 Regional Commercial](#)

Incentives

[Brownfield](#)

Reports Available

Phase I ESA, dated 5/22/12

30 Arthur Street

28 Arthur Street

currently listed for sale

There are three parcels on US 31/Arthur Street that are owned by Blarney Castle Oil Co. that provide a unique opportunity for a potential developer



32 Arthur Street was home to the former Lakeview Car Wash

30 Arthur Street was home to the former Swidorski Oil Company

28 Arthur Street is currently leased to Uncle Jim's Salt City Kettle Corn

These three parcels could be marketed as one parcel that would be approximately 2.48 acres in size with approximately 458 feet of frontage on US 31/Arthur Street the main corridor in the City.

See attached pages for individual parcel information



*For additional
information
please contact*

70 Maple Street
Manistee, MI 49660

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

vacant commercial building

Lakeview Car Wash - 32 Arthur Street

Parcel Number
51-174-704-19

Current Owner
Blarney Castle Oil Co.

Sale Information
Not available

Current Zoning
[C-1 Regional Commercial](#)

2015 S.E.V.
\$60,000

2015 Taxable Value
\$60,000

Incentives
[Brownfield](#)

*This property is not currently
listed for sale*

This property has 126 feet of prime frontage on US 31/Arthur Street the main corridor to the community and is zoned commercial with a wide range of commercial uses available

LOT DIMENSIONS	
Size	0.99 acres +/-
Frontage	126 feet +/- US 31/Arthur St
Depth	Irregular



The property at 32 Arthur Street includes a 1,260 square foot building that was constructed in 1955 that was a gas station/carwash. In 1986 the canopy that includes a 45 square-foot booth was built. This property is located on an irregularly shaped parcel with frontage on US 31/Arthur Street. The file indicates that the tanks/pumps were removed for the 2008 assessment.



*For additional
information
please contact*

70 Maple Street
Manistee, MI 49660

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

Tax Roll Description: AMEN ENGELMANNS LOT 33, 34 & 35 & E 10 FT OF LOT 32 ALSO THAT PT OF ADAMS ST LYING E'LY OF RR R/W & N'LY OF LOT 33 BLK 1, VACATED IN LIBER 202 PAGE 366, ALSO THAT PART OF UNNAMED ST LYING E'LY OF LOT 33 BLOCK C/L DESC AS COM AT S LINE OF LOT 33 & RUNNING N'LY TO N LI OF SD PLAT AS VACATED IN L 282 P 148. ALSO ALL THAT PART OF MADISON ST LYING E'LY OF RR R/W & BETWEEN LOTS 33, 34 & 35 BLOCK 1 & LOT 36 ON THE SOUTH & EXT OT ARTHUR ST AS VACATED IN L 287 PAGE 392, EXC RR R/W BLOCK 1 _____P.ADDR: 32 ARTHUR ST - CAR WASH

vacant commercial building

Swidorski Oil Company - 30 Arthur Street

Parcel Number
51-174-704-23

Current Owner
Blarney Castle Oil Co.

Sale Information
2/1/1994

Current Zoning
[C-1 Regional Commercial](#)

2015 S.E.V.
\$37,300

2015 Taxable Value
\$37,300

Incentives
[Brownfield](#)

LISTING INFORMATION (5/26/15)

Lighthouse Realty
Randy Zakrajsek
231.233.5023

Price
\$200,000
(both 28 & 30 Arthur Street)

This property has 102 feet of prime frontage on US 31/Arthur Street the main corridor to the community and is zoned commercial with a wide range of commercial uses available

LOT DIMENSIONS	
Size	0.71 acres +/-
Frontage	102 feet +/- US 31/Arthur St
Depth	Irregular



There is one building located on the property at 30 Arthur Street. The 3,408 structure was previously used as a warehouse/office that includes a 256 square-foot covered loading dock and a 256 square-foot open loading dock. A note in the assessment file indicates that tanks on the property were removed.



For additional information please contact

70 Maple Street
Manistee, MI 49660

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

Tax Roll Description: AMENDED MAP OF ENGELMANN'S ADD LOT 36 BLOCK 1 & N 100 FT OF LOT 36 BLOCK 2, EXC PT OF BLOCK 2, COM AT SE COR OF LOT 36, TH N 11 DEG 54 MIN 24 SEC E 78.20 FT FOR POB, TH N 85 DEG 33 MIN 55 SEC W 97 FT, TH N 11 DEG 29 MIN 28 SEC E 77 FT, TH S 85 DEG 33 MIN 55 SEC E 97 FT, TH S 11 DEG 29 MIN 28 SEC W 77 FT TO POB, ALSO EXC PM RR R/W ____ P.ADDR: 30 ARTHUR ST

Uncle Jim's - 28 Arthur Street

Parcel Number
51-146-709-03

Current Owner
Blarney Castle Oil Co.

Sale Information
2/1/1994

Current Zoning
[C-1 Regional Commercial](#)

2015 S.E.V.
\$65,600

2015 Taxable Value
\$65,600

Incentives
[Brownfield](#)

LISTING INFORMATION (5/26/15)

Lighthouse Realty
Randy Zakrajsek
231.233.5023

Price
\$200,000
(both 28 & 30 Arthur Street)



For additional
information
please contact

70 Maple Street
Manistee, MI 49660

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

This property has 230 feet of prime frontage on US 31/Arthur Street the main corridor to the community and is zoned commercial with a wide range of commercial uses available

LOT DIMENSIONS	
Size	0.72 acres +/-
Frontage	230 feet +/- US 31/Arthur St
Depth	Irregular



There is one building located on the property at 30 Arthur Street. The 3,408 structure was previously used as a warehouse/office that includes a 256 square-foot covered loading dock and a 256 square-foot open loading dock. A note in the assessment file indicates that tanks on the property were removed.



Tax Roll Description: AMENDED MAP OF ENGELMANN'S ADD S 78 FT OF LOT 36, LOT 37 & N 6 FT OF LOT 38, EXC PM RR R/W BLOCK 2; ALSO PT OF LOT 36 BLOCK 2, COM AT SE COR OF SD LOT, TH N 11 DEG 54 MIN 24 SEC E 78.20 FT TO POB, TH N 85 DEG 33 MIN 55 SEC W 97 FT, TH N 11 DEG 29 MIN 28 SEC E 77 FT, TH S 85 DEG 33 MIN 55 SEC W 97 FT, TH S 11 DEG 29 MIN 28 SEC W 77 FT TO POB BLOCK 2 ____ P.ADDR: 28 ARTHUR ST

two adjoining parcels - commercial building/vacant lot

Blarney Castle – US 31 /Cleveland Street

Parcel Number
51-146-723-19
51-146-722-01 (lot)

Current Owner
Blarney Castle Oil Co.

Sale Information
Not available
10/1/1986 - \$35,000 (lot)

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

2015 S.E.V.
\$59,100 (1)
\$18,500 (2)

2014 Taxable Value
\$59,100 (1)
\$18,500 (2)

Incentives
[Brownfield](#)

[LISTING INFORMATION \(1/16/15\)](#)

Century 21 Boardwalk
Charles D. Smith
231.794-0800

Price
\$185,000

*For additional information
please contact*



70 Maple Street
Manistee, MI 49660

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

These two parcels combined create 240 feet of frontage on US 31/Cleveland Street the major corridor through the community. The commercial zoning allows for a variety of uses ready for the right developer.

LOT DIMENSION (1)

Size 14,502 square feet
Frontage 120 feet – Cleveland St
120 feet – Harrison St



LOT DIMENSION (2)

Size 14,502 square feet
Frontage 120 feet – Cleveland St
120 feet – Lincoln St



The property at 145 Harrison Street was developed as a gas/service station in 1950 when a 1,639 square-foot garage – service building was constructed. A 1,725 square-foot canopy was installed in 1992 that was demolished in 2014. A special use permit was issued in 2007 for an automobile repair facility that has since closed. The building has been vacant for several years and is in poor condition.

Additional development opportunities are available if combined with the vacant parcel to the south.

Tax Roll Description (1): AMENDED MAP OF ENGELMANN'S ADD LOTS 19 & 20 BLOCK 7 ____ P.ADDR: 145 HARRISON ST

Tax Roll Description (2): AMENDED MAP OF ENGLEMANN'S ADDITION LOTS 1 & 2 BLOCK 7 ____ P.ADDR: 152 CLEVELAND ST

3 adjoining commercial properties

US 31/Cypress Street

Parcel Numbers

51-448-701-07

Port City Christian Fellowship

51-448-701-09 (lot)

51-448-701-10

Blarney Castle Oil Co.

Current Owner

Port City Christian Fellowship

Blarney Castle Oil Co

Current Zoning

P-D Peninsula

Incentives

Brownfield

DDA Façade/Grant Program

Reports Available

Manistee Peninsula Neighborhood

Revitalization Action Plan

**Blarney Castle properties are
currently listed for sale**

There are three parcels on US 31/Cypress that provide a unique opportunity for a potential developer on one of the busiest intersections in the City.



There are three parcels that have been listed recently for sale that could be combined into a single parcel located on one of the busiest intersections in the City. The traffic light at US 31 Cypress Street and River Street serves the main corridor through the community and entrance to the downtown. The peninsula district is ripe for redevelopment and this property would serve as an anchor business adjacent to the entrance to the district. Currently there is an obsolete property that fronts on US 31/Cypress Street that was home to the former Mobile Gas Station with a vacant lot to the east. Next is the former home of Port City Christian Fellowship Church that includes a meeting facility and single family home that is in need of repair. Combined these three parcels would result in a parcel 23,760 square feet in area with 120 feet of frontage on US 31/Cypress Street and 198 feet of frontage on both River and Mason Street.

See attached pages for individual parcel information



**For additional
information
please contact**

70 Maple Street
Manistee, MI 49660

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

obsolete commercial building & vacant lot

Mobile Station - 21 Cypress Street / lot

Parcel Number
51-448-701-09 (lot)
51-448-701-10

Current Owner
Blarney Castle Oil Co.

Sale Information
8/1/2000 | \$137,618
Purchased together

Current Zoning
[P-D Peninsula](#)

2015 S.E.V.
\$3,100 (lot)
\$50,400

2015 Taxable Value
\$3,100 (lot)
\$50,400

Reports
[Manistee Peninsula Neighborhood
Revitalization Action Plan](#)

Incentives
[Brownfield](#)
DDA Façade/Grant Program

LISTING INFORMATION (1/16/15)

Lighthouse Realty
Randall Zakrajsek
231.233.5023

Price
\$150,000
Vacant Parcel & 21 Cypress Street



*For additional
information
please contact*

70 Maple Street
Manistee, MI 49660

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

This property is located on one of the busiest corners in the community, located in the Main Street/DDA and is zoned commercial with a wide range of commercial uses available

LOT DIMENSIONS Commercial Building

Size 14,502 square feet
Frontage 120 feet
US 31/Cypress St
99 feet - River St
99 feet - Mason St



LOT DIMENSIONS Vacant lot

Size 3,960 square feet
Frontage 33 feet - River St
33 feet - Mason St
Depth 120 feet



The property at 21 Cypress Street is most commonly referred to as the Mobile Station even though there has been a retail and office use since the station closed. The main building consists of a 700 square-foot store/retail area with 1,008 square-foot addition on the rear that was a car wash which is no longer operable. An 864 square-foot canopy is still located in front of the building.

This property and vacant lot to the east create a zoning lot and must be sold together and are both currently listed for sale.

Tax Roll Description: FILER & SMITHS ADD LOT 6 & W 1/2 OF LOT 5 BLOCK 1
____ P.ADDR: 21 CYPRESS ST

Tax Roll Description (lot): FILER & SMITHS ADD E 1/2 OF LOT 5 BLOCK 1
____ P.ADDR: 274 RIVER ST

commercial building / vacant building

Port City Christian Fellowship Church - 270 River St

Parcel Number
51-448-701-07

Current Owner
Port City Christian Fellowship
Church

Sale Information
7/1/2009

Current Zoning
[P-D Peninsula](#)

2015 S.E.V.
Tax Exempt

2015 Taxable Value
Tax Exempt

Reports
[Manistee Peninsula Neighborhood
Revitalization Action Plan](#)

Incentives
[Brownfield](#)
DDA Façade/Grant Program

***This property had been listed for
sale in the past***



For additional
information
please contact

70 Maple Street
Manistee, MI 49660

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

This property is located in peninsula zoning district where there are many options for commercial uses for the property. By combining this property with the adjacent obsolete properties to the west one would create a half block of property prime for development

LOT DIMENSIONS

Size	7,920 square feet
Frontage	66 feet – River St 66 feet – Mason St
Depth	120 feet



The property at 270 River Street was once a 920 square foot single family home with an accessory building. When purchased in 1999 the accessory building was expanded and converted into the place of assembly for the Port City Christian Fellowship Church 1,250 square feet in size. The home that was used as the rectory, a note in the file indicates that the home was gutted and is currently used for storage.

The property has previously been listed for sale.

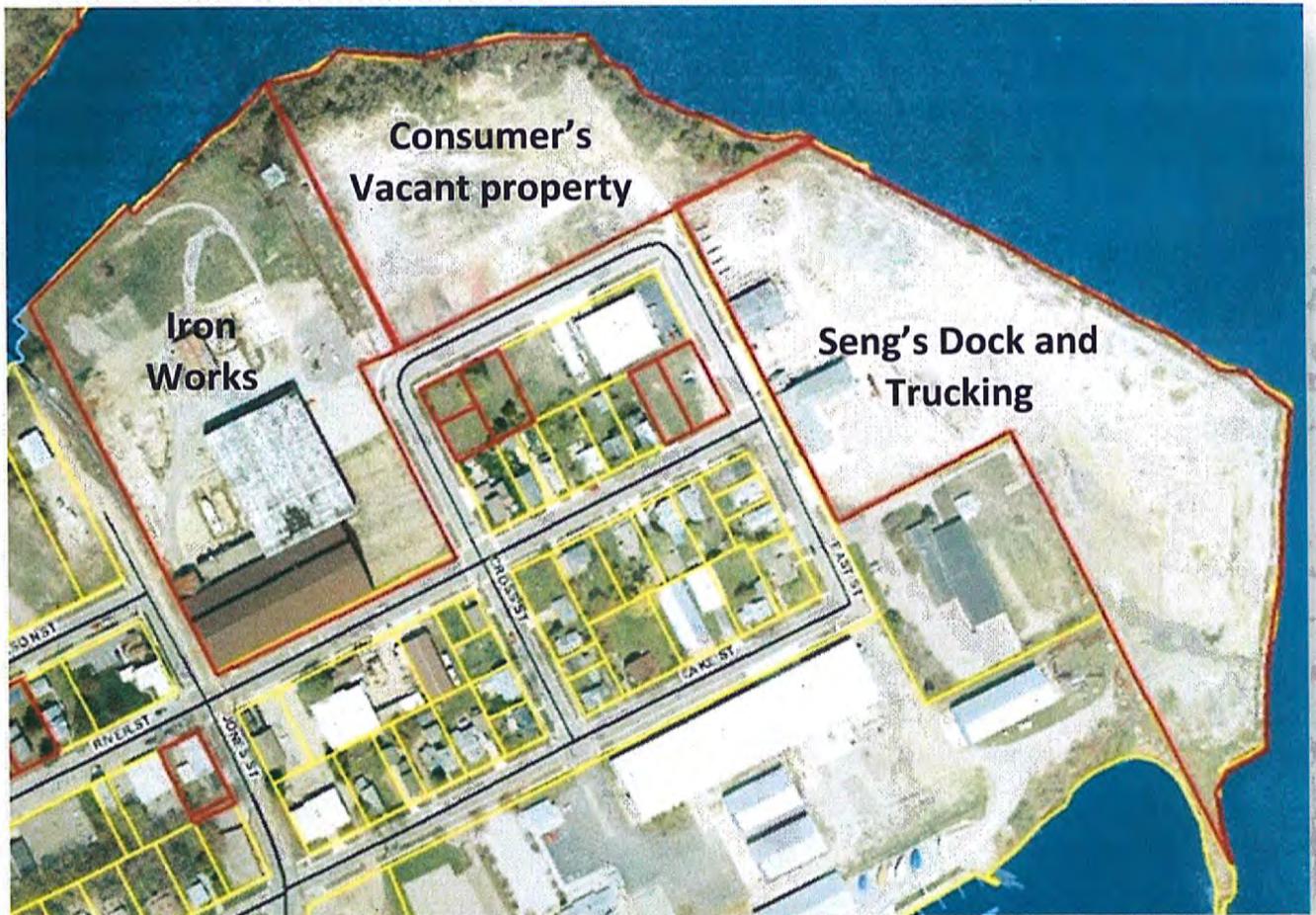


Tax Roll Description: FILER + SMITHS ADD LOT 4 BLOCK 1 ____ P.ADDR: 270 & 270 1/2 RIVER ST

three adjoining parcels / water frontage / peninsula district

Jones/River/Ashton/East Streets

There are three parcels in the peninsula district that provide numerous development opportunities, with over 2,870 feet of water frontage. The infrastructure in the district has recently been upgraded with new water/sewer and streetscape amenities.



*For additional
information
please contact*

70 Maple Street
Manistee, MI 49660

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



See attached pages for property details

commercial building / water frontage

Iron Works - 254 River Street

Parcel Number
51-448-702-01

Current Owner
Manistee Iron Works LLC

Sale Information
11/4/1996 | \$345,000

Current Zoning
[P-D Peninsula](#)

2015 S.E.V.
\$364,300

2015 Taxable Value
\$167,431

Reports

Numerous Environmental
Iron Works Feasibility Study dated
July 12, 2010

[Manistee Peninsula Neighborhood
Revitalization Action Plan](#)

Incentives

[Brownfield](#)
[OPRA](#)

***This property is not currently listed
for sale***



For additional
information
please contact

70 Maple Street
Manistee, MI 49660

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

This property is located in the peninsula zoning district where there are many options for commercial uses for the property



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.

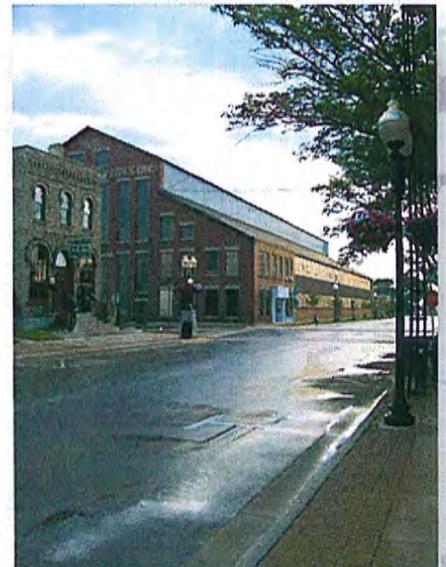
Attached to the main building are two warehouses, the main warehouse is 30,000 square feet in size along with a smaller 3,675 square foot attached building.

A 2,400 square foot detached storage building is also on the property.

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 +
S/LY 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



Vacant parcel/ water frontage / peninsula district

Consumers Lot / Jones/River/Ashton/East Streets

Parcel Number
51-448-700-00

Current Owner
Consumers Power Company

Sale Information
12/21/2012 - \$430,500

Current Zoning
[P-D Peninsula](#)

2015 S.E.V.
\$195,500

2015 Taxable Value
\$195,500

Reports
[Manistee Peninsula Neighborhood Revitalization Action Plan](#)

Incentives
[Brownfield](#)

This property is not currently listed for sale

This property is located in the peninsula zoning district where there are many options for commercial uses for the property



LOT DIMENSIONS

Size 3.90 acres +/-
Frontage 440 feet +/- Ashland Street
Depth Irregular

This vacant property is located on Ashland Street in the Peninsula District. Surrounded on two sides by Manistee Lake this property provides numerous development opportunities. Located adjacent to the former Seng Dock and Trucking facility which has previously been listed for sale there is potential to acquire additional property for a development project. This prime piece of property with views of Manistee Lake is waiting for redevelopment as proposed in the [Manistee Peninsula Neighborhood Revitalization Action Plan](#).



For additional information please contact

70 Maple Street
Manistee, MI 49660

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

Tax Roll Description: FILER & SMITH'S ADD THAT PART OF RESERVATION LYING N OF N LI OF ASHLAND ST & E OF C/L OF CROSS ST IF EXT NW'LY & SLY OF MANISTEE RIVER & LAKE 3.91 A*M/L SEC 1 T21N R17W

commercial building / water front

Seng's - 200 River St

Parcel Number
51-448-735-01

Current Owner
Seng Dock & Trucking Inc.

Sale Information
9/1/1981

Current Zoning
[P-D Peninsula](#)

2015 S.E.V.
\$562,000

2015 Taxable Value
\$171,870

Reports

[Manistee Peninsula Neighborhood
Revitalization Action Plan](#)

[Incentives
Brownfield](#)

[LISTING INFORMATION \(2/11/15\)](#)

Remax Bayshore - Benzie
Robert Brick
231.941-5600

Price
\$2,600,000



70 Maple Street
Manistee, MI 49660

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

For additional
information
please contact

Located in the peninsula zoning district where there are many options for commercial uses for the property

LOT DIMENSIONS	
Size	8.73 acres +/-
Frontage	525 feet +/- East Street
Depth	irregular



The property at 200 River Street is located in the Peninsula District. This property was used as a dock and trucking facility. There are two buildings with multiple additions on the property. The smaller of the two is a 3,780 square-foot warehouse constructed in 1965. The main building includes 630 square-foot of office space with the remaining 7,980 square-foot used as warehouse built between 1907 and 1991.

The owner of the property entered into a Development Agreement with the City in 2008 that prohibits the use of the property for industrial or commercial uses with stockpiles.

This prime piece of property with views of Manistee Lake is waiting for redevelopment as proposed in the Manistee Peninsula Neighborhood Revitalization Action Plan.

Tax Roll Description: FILER & SMITHS ADD PT OF RESERVATION COM AT INT OF NE'LY R/W OF EAST ST & NW'LY R/W OF ASHLAND ST FOR POB, TH N 61 DEG 53 MIN 00 SEC E ALG NW'LY R/W OF ASHLAND ST EXT TO WATER'S EDGE OF MANISTEE LAKE 200.02 FT, TH S 63 DEG 44 MIN 48 SEC E ALG WATER'S EDGE 823.92 FT, TH S 2 DEG 51 MIN 26 SEC W ALG WATER'S EDGE 366.8 FT, TH S 1 DEG 53 MIN 58 SEC E ALG WATERS EDGE 135.58 FT, TH S 44 DEG 18 MIN 37 SEC W ALG WATER'S EDGE 102.67 FT, TH S 12 DEG 02 MIN 54 SEC E ALG WATER'S EDGE 112.75 FT, TH N 28 DEG 13 MIN W 717.72 FT, TH S 61 DEG 53 MIN 00 SEC W TO NE'LY R/W OF EAST ST 300 FT, TH N 28 DEG 13 MIN W 527.48 FT TO POB. 8.37 A*M/L ___ P.ADDR: 9 EAST ST & 200 RIVER ST

industrial building / water front

Century Boat - 51 Ninth Street

Parcel Number
51-712-475-02

Current Owner
C&E Enterprises

Sale Information
3/1/1988

Current Zoning
[G-I General Industrial](#)

2015 S.E.V.
\$116,100

2015 Taxable Value
\$36,360

Reports Available
Numerous environmental reports

Incentives
[Brownfield](#)

[LISTING INFORMATION \(1/16/15\)](#)

Lighthouse Realty
Randall Zakrajsek
231.233.5023

Price
\$625,000



*For additional
information
please contact*

70 Maple Street
Manistee, MI 49660

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

Located in the General Industrial District with over 800 feet of frontage on Manistee Lake and rail

LOT DIMENSIONS	
Size	4.09 acers +/-
Frontage	457 feet +/- Manistee Street 270 feet +/- Twelfth Street
Depth	Irregular



The property at 51 Ninth Street was the former home of Century Boat. Several buildings have been demolished over the years and currently there is a 120,000 square-foot building remaining. The property has approximately 824 feet of frontage on Manistee Lake.



Tax Roll Description: PT GOVT LOT 4 COM 176 FT E OF SE COR BLK 17 OF FREELAND ADD, S TO SW COR LOT 9 BLK 28 SD PLAT, E TO E LI MANISTEE ST, S ALG E LI MANISTEE ST TO PT 16 FT N OF N LI OF MAXWELLTOWN PLAT, E PARA TO SD N LI TO E LI OF MAIN ST EXT, N 18.5 FT ON EXT E LI, N 60DEG 30MIN E TO MANISTEE LK, NLY ALG LK TO N LI OF NINTH ST EXT W ON SD N LI TO POB EXC N 10 FT ALSO EXC RR R/W & EXC COM SW COR SD LOT 9 FREELAND BLK 28, TH E 33 FT TO POB, TH N 124.87 FT TO N LI LOT 7, TH E 168.6 FT TO W'LY RR R/W, TH ALG CRV TO LEFT 131 FT (CHRD BEARS & DIST S 16 DEG 27 MIN 44 SEC E 130.94 FT) TO S LI LOT 9 EXT, TH W 205.72 FT TO POB, ALSO EXC PT OF GOVT LOT 4 DESC AS COM AT SW COR OF LOT 9, TH N 429.54 FT TO PT LYING 10 FT S OF N LI OF 9TH ST EXT, TH E 311.02 FT TO INTER TRAVERSE LINE, TH S 18 DEG 37 MIN 23 SEC E 59.12 FT, TH W 296.85 FT TO E LI OF W 33 FT OF LOTS 1 THRU 9, TH S 373.36 FT TO S LINE OF LOT 9, TH W 33 FT TO POB, ALSO EXC COM AT PT 209 FT E OF SE COR OF BLK 17 FREELAND & 66 FT S FOR POB, TH S TO N LI OF LOT 7 BLK 28, TH N 89 DEG 54 MIN 01 SEC E 168.6 FT, ALG N LI OF LOT 7 EXT TO W'LY LI OF RR R/W, TH N'LY ALG W LI OF RR R/W TO S LI OF NINTH ST, TH W TO POB. 4.09 A*M/L. SEC 12 T21N R17W. -51 9TH ST & VACANT- 53 9TH ST

industrial building / water front / rail

Liquid Dustlayers -1501 Main Street

Parcel Number
51-712-475-04

Current Owner
Ingrid Rademaker Trust

Sale Information
8/1/13 | \$542,351

Current Zoning
[G-I General Industrial](#)

2014 S.E.V.
\$423,500

2014 Taxable Value
\$423,500

Incentives
[Brownfield](#)

This property is not currently listed for sale



For additional information please contact

70 Maple Street
Manistee, MI 49660

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

Located in the General Industrial District with over 800 feet of frontage on Manistee Lake and rail

LOT DIMENSIONS	
Size	12.35 acers +/-
Frontage	592 feet Main Street
Depth	Irregular



This parcel is part of what once was Hardy Salt Company property. There is an 11,190 square foot warehouse storage building constructed in 1967 along with a 5,100 square foot building that is adjacent to the tanks remaining on the parcel.

Tax Roll Description: PT GOVT LOT 7 SEC 18 T21N R16W + PT GOVT LOT 4 SEC 12 T21N R17W + PT GOVT LOT 3 SEC 13 T21N R17W, COM NW COR OF GOVT LOT 3 IN SEC 11, TH S 89 DEG 43 MIN 57 SEC E 989.17 FT TO E LN OF MAIN ST TO POB, TH N 60 DEG 30 MIN E 180.17 FT TO INTER TRAV LN ALG SHORE OF MANISTEE LK, TH S 13 DEG 21 MIN 2 SEC E 118.32 FT, TH S 47 DEG 52 MIN 1 SEC E 770.97 FT, TH S 85 DEG 56 MIN 44 SEC E 289.48 FT, TH S 11 DEG 6 MIN 39 SEC E 182.81 FT, TH S 52 DEG 51 MIN 45 SEC W 192.93 FT, TH S 5 DEG 13 MIN 57 SEC E 115.63 FT, TH N 54 DEG 39 MIN 53 SEC W 271.9 FT, TH N 47 DEG 6 MIN 50 SEC W 180.63 FT, TH N 53 DEG 9 MIN 49 SEC W 46.87 FT, TH N 89 DEG 19 MIN 12 SEC W 547.63 FT TO E LN OF MAIN ST, TH N 660.31 FT TO POB. EXC M&NE RR R/W. 12.35 A*M/L SEC 12 & 13 T21N R17W (PARCEL A-1)



vacant industrial park property

Industrial Park Lot 12 & 13

Parcel Number

51-155-012-00 – LOT 12
51-155-013-00 – LOT 13

Current Owner

City of Manistee

Sale Information

Not available

Current Zoning

L-I Light Industrial

2014 S.E.V.

Tax Exempt

2014 Taxable Value

Tax Exempt

Incentives

Brownfield

Contact the City Manager if interested in development of these parcels

Two lots in the City Industrial Park ready for light industrial development.



LOT DIMENSION (Lot 12)

Size 2.7 Acres +/-
Frontage 432 feet – N. Glocheski Dr
272 feet – Washington St

LOT DIMENSION (Lot 13)

Size 2.7 acres +/-
Frontage 272 feet – Washington St
Depth 432 feet

In 1972 the City of Manistee received a Federal EPA grant for the construction of an Industrial Park on approximately 60 acres of property on the west side of Washington Street. This property is zoned Light Industrial for industries which traditionally do not cause excessive noise, vibration, odors, visual blight, pollution, use hazardous processes; and to be compatible with the City 's Master Plan.

These two vacant parcels are located in the City's Industrial Park. They are for sale and can be purchase together or individually.

Tax Roll Description: MANISTEE INDUSTRIAL PARK LOT 12.

Tax Roll Description: MANISTEE INDUSTRIAL PARK LOT 13.



For additional information please contact

70 Maple Street
Manistee, MI 49660

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

vacant commercial property / central business district

Hotel Chippewa Property – 80 Pine St

Parcel Number
51-349-710-01

Current Owner
Arens Investment Company LLC

Sale Information
11/4/2013 | \$157,500

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

2015 S.E.V.
\$143,700

2015 Taxable Value
\$143,700

Reports Available
Phase I ESA, dated 1/25/2013

Incentives
[Brownfield](#)
DDA Façade/Grant Program

**Current property owner is looking
for investors**
586.530.3931



For additional
information
please contact

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231.398.2805
dblakeslee@manisteemi.gov

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



LOT DIMENSIONS

Size	1.62 acres +/-
Frontage	244 feet – Pine St 312 feet – First St 268 feet – River St

This vacant parcel was home to the Hotel Chippewa that was destroyed by fire in the early 1980's. Developed this property would become an anchor to Historic Downtown Manistee that is located on the National Register of Historic Places. Adjacent to the historic district this property does not need to meet the Standards of the Secretary of Interior for Historic Places but the City would love to work with a developer for a project that is sympathetic and complimentary to the district.

Tax Roll Description: FILER & TYSONS ADD LOTS 1 THRU 4 & LOTS 8 THRU 12 & E 18.75 FT OF LOT 5 BLOCK 9 ____ P.ADDR: 80 PINE ST

vacant commercial property – water front

Consumers - 25 Arthur Street

Parcel Number
51-101-300-01

Current Owner
Consumers Power Co.

Sale Information
Not available

Current Zoning
[W-F Waterfront](#)

2014 S.E.V.
\$371,400

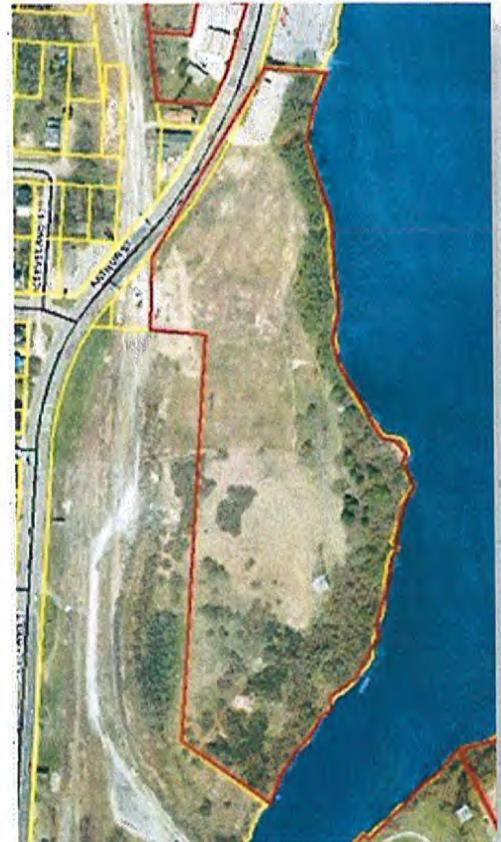
2014 Taxable Value
\$149,079

Incentives
[Brownfield](#)

*This property is not currently
listed for sale*

This property has over 450 feet of frontage on US 31/Arthur Street and 1,700 feet of water frontage on Manistee Lake, zoned waterfront with a wide range of commercial use

LOT DIMENSIONS	
Size	12.38 acres +/-
Frontage	465 feet +/- US 31/Arthur St
Depth	Irregular



The property at 25 Arthur Street used to be the local office and maintenance garage for Consumers Power Company. In 2010 Consumers relocated their offices and demolished all of the buildings on site. The remaining parking lot is used as an overflow parking lot for the Arthur Street Boat Launch.



*For additional
information
please contact*

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dblakeslee@manisteemi.gov

Tax Roll Description: PT GOVT LOT 4 LYING N OF S LI OF MONROE ST EXT E TO MANISTEE LAKE, + E OF ARTHUR ST, ALSO ALL OF GOVT LOT 4 LYING S OF S LI OF MONROE ST EXT E TO MANISTEE LAKE + E OF DEPOT GROUNDS + YARD PREMISES OF PMRR SEC 1 T21N R17W ____P.ADDR: 23 ARTHUR STREET (LEASED LAND-HWY SIGN)

vacant commercial property

Radio Hill – US 31 South

Parcel Number
51-673-001-00

Current Owner
Chemical Bank

Sale Information
10/13/2014

Current Zoning
[C-1 Commercial](#)

2015 S.E.V.
\$70,600

2015 Taxable Value
\$170,600

Incentives
[Brownfield](#)

[LISTING INFORMATION \(1/16/15\)](#)

Century 21 Boardwalk
Brandon Ball
231.723-6100
Price
\$145,000



For additional
information
please contact

70 Maple Street
Manistee, MI 49660

Denise Blakeslee
Planning & Zoning Administrator
231.398.2805
dblakeslee@manistee.mi.gov

The property that locals call "Radio Hill" has frontage on three streets, US 31 South, Twelfth Street and Cypress Street is located in the regional commercial zoning district



LOT DIMENSIONS

Size	6.0 acres +/-
Frontage	175 feet US 31 South
	632 feet Twelfth St
	322 feet Cypress St

The structures and radio antenna have been removed from the parcel. This property has significant changes in topography and a special use permit was granted in 2011 for mine, sand and gravel which will expire on December 2, 2016. Mining operations are limited to areas of one acre at a time with reclamation standards in place.

Tax Roll Description: AMENDED E.N.
SALLINGS ADDITION LOT 1, PER VACATION
ORDER RECORDED IN LIBER 730 PAGE 299

vacant commercial property

Seng Properties LLC - US 31 South

Parcel Number
51-713-125-20

Current Owner
Seng Properties LLC

Sale Information
2/1/1999 | \$330,000

Current Zoning
[C-1 Commercial](#)

2015 S.E.V.
\$274,400

2015 Taxable Value
\$212,334

Incentives
[Brownfield](#)

[LISTING INFORMATION \(2/11/15\)](#)

Greenridge Realty – Ludington
Richard P. Diesing
231.843.6868

Price
\$795,000



For additional
information
please contact

70 Maple Street
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Planning & Zoning Administrator
231.398.2805
dblakeslee@manisteemi.gov

This property has over 900 feet of frontage on US 31 and is located in the regional commercial zoning district with lots of opportunity for commercial development



LOT DIMENSIONS

Size	15.58 acres +/-
Frontage	900 feet +/- US 31 South
Depth	Irregular

This large vacant parcel is located on US 31 South next to Manistee Catholic Central School. This property was previously used as a mining operation where sand was removed. This parcel is located at the South boundary line of the City. The mining of sand on the site has ceased operation.

Tax Roll Description: PT NE 1/4 NW 1/4 & PT NW 1/4 SE 1/4, COM AT N 1/4 COR OF SD SEC, TH S 1374.6 FT TO SE COR OF NE 1/4 NW 1/4 & POB, TH N 88 DEG 42 MIN 10 SEC W 842.43 FT, TH N 396.15 FT, TH N 38 DEG 01 MIN 38 SEC E 162.61 FT, TH N 67 DEG 07 MIN 50 SEC E 387.43 FT, TH N 89 DEG 17 MIN 37 SEC E 312.14 FT, TH N 67 DEG 07 MIN 50 SEC E 194.54 FT TO C/L OF US-31, TH ALG C/L S 22 DEG 52 MIN 06 SEC E 237.69 FT TO W'LY LI OF FORMER RR R/W, TH ALG CRV TO LEFT 365.74 FT (CHRD BEARS & DIST S 10 DEG 29 MIN 04 SEC W 364.81 FT, TH N 86 DEG 38 MIN 01 SEC W 3.06 FT, TH ALG CRV TO RIGHT 114.4 FT (CHRD BEARS & DIST S 06 DEG 24 MIN 08 SEC W 114.34 FT), TH S 09 DEG 23 MIN 58 SEC W 80.89 FT TO S LI OF NW 1/4 NE 1/4, TH N 88 DEG 42 MIN 10 SEC W 99.03 FT TO POB, ALSO PT NW 1/4 NE 1/4, COM AT N 1/4 COR OF SD SEC, TH S 1374.6 FT TO SW COR OF NW 1/4 NE 1/4, TH N 88 DEG 12 MIN 19 SEC E 200.81 FT, TH ALG E'LY LI OF FORMER RR R/W N 09 DEG 23 MIN 58 SEC E 30 FT TO POB, TH CON'T ALG R/W N 09 DEG 23 MIN 58 SEC E 31.78 FT, TH ALG CRV TO LEFT 124.83 FT (CHRD BEARS & DIST N 06 DEG 24 MIN 24 SEC E 124.78 FT), TH S 86 DEG 38 MIN 01 SEC E 3.06 FT, TH ALG CRV TO RIGHT 216.9 FT (CHRD BEARS & DIST N 07 DEG 54 MIN 27 SEC E 216.68 FT) TO C/L OF HWY, TH S 22 DEG 52 MIN 06 SEC E 394.36 FT, TH S 88 DEG 12 MIN 19 SEC W 205.35 FT TO POB. 15.58 A*M/L. SEC 13 T21N R17W.

five vacant parcels / peninsula district

Cross/Ashton & River/East Streets

In addition to the three large parcels that are prime for redevelopment there are five vacant lots that located across the street from the parcels that are vacant and prime for redevelopment. These parcels could provide be developed for small commercial uses or provide parking for nearby developments.



These vacant parcels are across the street from the Iron Works, Consumers and Seng properties.

Vacant parcels 1, 2, & 3 are affiliated with the owner of the Iron Works building.

Vacant parcels 4 & 5 are under the same ownership as Seng's Dock & Trucking.



*For additional
information
please contact*

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dblakeslee@manisteemi.gov

See attached pages for property details

three vacant parcels / peninsula district

Parcels 1, 2, & 3 - Cross & Ashland Streets

Parcel Numbers

51-448-704-11 (1)
51-448-704-12 (2)
51-448-704-09 (3)

Current Owner

Jeffrey A. Seng Trust

Sale Information

8/4/2004

Current Zoning

[P-D Peninsula](#)

2015 S.E.V.

\$2,300 (1)
\$2,300 (2)
\$3,600 (3)

2015 Taxable Value

\$2,300 (1)
\$2,300 (2)
\$3,600 (3)

Reports

Phase I ESA dated August 27, 2012
[Manistee Peninsula Neighborhood
Revitalization Action Plan](#)

Incentives

[Brownfield](#)

*This property is not currently listed
for sale*



For additional
information
please contact

70 Maple Street
Manistee, MI 49660

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

Located in the peninsula zoning district where there are many options for residential or commercial uses for the property. Parcel 1 & 2 are considered to be one zoning lot and must be sold together



Parcel 1

LOT DIMENSIONS

Size 3,960 square feet
Frontage 60 feet - Cross Street
66 feet - Ashland Street

Tax Roll Description: FILER + SMITHS ADD N 1/2 OF LOT 6 BLOCK 3 SE COR CROSS + ASHLAND STS

Parcel 2

LOT DIMENSIONS

Size 3,960 square feet
Frontage 60 feet - Cross Street
Depth 66 feet

Tax Roll Description: FILER + SMITHS ADD S 1/2 OF LOT 6 BLOCK 3 ____P.ADDR: 7 CROSS ST

Parcel 3

LOT DIMENSIONS

Size 7,920 square feet
Frontage 66 feet - Ashland Street
Depth 120 feet

Tax Roll Description: FILER + SMITHS ADD LOT 5 BLOCK 3 ____P.ADDR: 23 ASHLAND ST

two vacant parcels / peninsula district

Parcels 4 & 5 – River and East Streets

Parcel Numbers

51-448-705-03 (4)

51-448-705-01 (5)

Current Owner

Seng Dock & Trucking Inc.

Sale Information

1/1/1992 (4)

Not available (5)

Current Zoning

[P-D Peninsula](#)

2015 S.E.V.

\$4,400 (4)

\$5,500 (5)

2015 Taxable Value

\$2,827 (4)

\$3,835 (5)

Reports

[Manistee Peninsula Neighborhood
Revitalization Action Plan](#)

Incentives

[Brownfield](#)

*This property is not currently listed
for sale*



For additional
information
please contact

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Planning & Zoning Administrator
231.398.2805
dblakeslee@manisteemi.gov

Located in the peninsula zoning district where there are many options for residential or commercial uses for this property. These two parcels are considered to be one zoning lot and must be sold together



Parcel 4 LOT DIMENSIONS

Size 5,520 square feet

Frontage 46 feet – River Street

Depth 120 feet

Tax Roll Description: FILER + SMITHS ADD W 8 FT OF LOT 7, + E 38 FT
LOT 8 BLOCK 3 ____ P.ADDR: 214 RIVER ST

Parcel 5 LOT DIMENSIONS

Size 7,920 square feet

Frontage 58 feet – River Street
120 feet – East Street

Tax Roll Description: FILER + SMITHS ADD LOT 7 EXC W 8 FT BLOCK 3
____ P.ADDR: 212 RIVER ST NW COR EAST + RIVER STS

two adjoining vacant parcels / water frontage

Sand Products Corp – Fifth Avenue

Parcel Number
51-211-200-01 (1)
51-211-128-01 (2)

Current Owner
Sand Products Corp

Sale Information
Not available

Current Zoning
[W-F Waterfront](#)

2015 S.E.V.
\$465,000 (1)
\$350,000 (2)

2015 Taxable Value
\$141,744 (1)
\$99,149 (2)

Incentives
[Brownfield](#)

*This property is not currently listed
for sale*

These two vacant parcels are zoned waterfront with over 2,400 feet of frontage on the Manistee River Channel



LOT DIMENSION (1)

Size 9.05 acres +/-
Frontage 1,500 feet - Fifth Avenue
Depth Irregular

LOT DIMENSION (2)

Size 6.2 acres +/-
Frontage 275 feet - Fifth Avenue
Depth Irregular

Both vacant parcels are located off Fifth Avenue on the Manistee River Channel just south of Harbor Village Development. There are spectacular views of the Manistee River Channel and Lake Michigan from this property which is poised for development.

Tax Roll Description (1): GOVT LOT 2 EXC PLAT OF VILL. OF MANISTEE + EXC N 33 FT, ALSO EXC COM AT N 1/4 COR OF SD SEC, TH W 1500.61 FT TO POB, TH CONT W 80.47 FT, TH S 29 DEG 06 MIN 02 SEC W 258.9 FT TO RIVER, TH S 45 DEG 14 MIN 43 SEC E ALG SD RIVER 13.13 FT, TH S 43 DEG 01 MIN 26 SEC E ALG RIVER 27.15 FT, TH N 04 DEG 16 MIN 23 SEC E 50.33 FT, TH N 46 DEG 53 MIN 31 SEC E 109.68 FT TO PT OF CURVATURE OF CRV (RADIUS OF 201.5 FT) TH NE'LY ALG ARC OF SD CRV TO LEFT A DIST OF 95.96 FT (CHRD BEARS + DIST N 33 DEG 14 MIN 13 SEC E 95.05 FT), TH N 19 DEG 35 MIN 39 SEC E 18.02 FT TO POB. 9.05 A/M/L. SEC 11 T21N R17W.

Tax Roll Description (2): W 440 FT OF GOV 1 EXC N 33 FT, + EXC R/W OF M+NERR, ALSO EXC COM AT A PT 33 FT S + 55 FT E OF 1/4 POST ON N SIDE SEC 11, S 120 FT, E 55 FT, N 120 FT, E 55 FT, S 120 FT, E 110 FT, N 120 FT, W 200 FT TO POB, 6.2 A*/M/L SEC 11 T21N R17W. ___ P. ADDR: 321 5TH AVE



*For additional
information
please contact*

70 Maple Street
Manistee, MI 49660

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

vacant property / zoned residential

Sand Products Corporation – Adams St

Parcel Number
51-146-703-13

Current Owner
Sand Products Corporation

Sale Information
Not Available

Current Zoning
R-2 Medium Density Residential

2015 S.E.V.
\$21,700

2015 Taxable Value
\$15,816

Incentives
Brownfield

LISTING INFORMATION (1/16/15)

Exit Realty
Jim Beaudrie
231.723.6700

Price
\$39,900



*For additional
information
please contact*

70 Maple Street
Manistee, MI 49660

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

Large residential parcel that could be divided into building sites or developed as a Planned Unit Development



LOT DIMENSIONS

Size	9.05 acres +/-
Frontage	540 feet Adams Street (undeveloped)
Depth	156.2 feet

This large tract of vacant property on undeveloped Adams Street is waiting for development. A prime location that is in walking distance to Duffy Park, Man Made Lake and Fifth Avenue Beach on Lake Michigan.

Tax Roll Description: AMENDED MAP OF ENGELMANN'S ADD LOTS 23 THRU 31 BLOCK 1 | SOUTH OF ADAMS ST.

vacant residential property

Washington School Property

Parcel Number
51-244-701-01 (1)
51-270-713-11 (2)

Current Owner
Kalimar Investments LLC (1)
Manistee Area Public Schools (2)

Sale Information
Not available

Current Zoning
[R-2 Med Density Residential](#)

2015 S.E.V.
\$44,900 (1)
Tax Exempt (2)

2015 Taxable Value
\$44,900 (1)
Tax Exempt (2)

Incentives
[Brownfield](#)

Lot 1
[LISTING INFORMATION \(1/16/15\)](#)

Capstone Real Estate LLC
James Goldman
616.847.1031

Price
\$90,000



70 Maple Street
Manistee, MI 49660

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

*For additional
information
please contact*

Two residential parcels that could be divided into building sites or developed as a Planned Unit Development



LOT DIMENSION (1)

Size 2.49 Acres +/-
Frontage 272 feet - Ford St
272 feet - Short St
Depth 400 feet

LOT DIMENSION (2)

Size 0.47 acres +/-
Frontage 176 feet - Third Avenue
117 feet - Short Street

There are two parcels that are vacant that were home to the former Washington School which was demolished in 2013. Together they create a parcel over 3 acres in size with frontage on three streets.

Contact the Manistee Area Public School Superintendent if interested in Lot 2

Tax Roll Description (1): E.E. DOUVILLES ADDITION LOTS 1 THRU 8 BLOCK A & LOTS 1, 2, 6, 7, 10, 11, 14 & 15, EXC S 4 FT OF LOT 2 BLOCK B; ALSO TH PT OF VAC CHURCH ST LYING E OF LN 26 FT W OF E LN OF LOT 5 BLOCK A PER LIBER 24 PAGE 562; ALSO TH PT OF VAC FOURTH AVE LYING BETWEEN BLOCK A & BLOCK B PER LIBER 939 PAGE 205. _____P.ADDR: 429 FORD ST

Tax Roll Description (2): RAMSDELL + BENEDICTS NORTH ADD. E 44 FT OF LOT 2 + LOT 3 BLOCK 4. ALSO N 1/2 VAC PT CHURCH ST ADJ L244 P562__SW COR OF SHORT ST & 3RD AVE

vacant property / zoned residential

55 Acres - Cherry Street / Merkey Road

Parcel Number
51-314-225-01

Current Owner
HHH Investing Co

Sale Information
1/12/98

Current Zoning
R-1 Low Density Residential

2014 S.E.V.
\$211,000

2014 Taxable Value
\$153,148

Incentives
Brownfield

This property is listed for sale

This property is zoned medium density residential with the option of a dividing into individual parcels for develop or as a planned unit development

LOT DIMENSIONS	
Size	55.53 acres +/-
Frontage	1,878 feet +/- Cherry Street 895 feet +/- Merkey Road
Depth	Irregular



One of the largest undeveloped parcels in the City is located west of Chery Street, north of Merkey Road at the South boundary of the City. In 2005 the Planning Commission approved a request for a Planned Unit Development, but the permit has expired since construction did not commence. This property is waiting for the right developer to bring a new plan to the table.

Tax Roll Description: W 1/2 NW 1/4, EXC N 48.5 RDS OF W 61 RDS, ALSO EXC COM 300 FT N OF SE COR, S 300 FT, W 425 FT, NE'LY TO POB. ALSO EXC COM NW COR SD SEC, TH E 1006.12 FT TO POB, TH E 330.78 FT, TH S 462 FT, TH W 328.71 FT, TH N 462 FT TO POB. 55.53 A* M/L SEC 14 T21N R17W



*For additional
information
please contact*

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