

# obsolete commercial building & vacant lot

## 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](#)  
[DDA Loans and Incentives](#)

**Owner Contact Information**  
Dennis P. McCarthy  
Blarney Castle  
231.864.3111  
[dpmc@blarneycastleoil.com](mailto:dpmc@blarneycastleoil.com)



*For additional  
information  
please contact*

70 Maple Street  
Manistee, MI 49660

**Denise Blakeslee**  
Planning & Zoning Administrator  
231.398.2805  
[dblakeslee@manisteemi.gov](mailto: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, adjacent property may be available for acquisition.*

### **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.

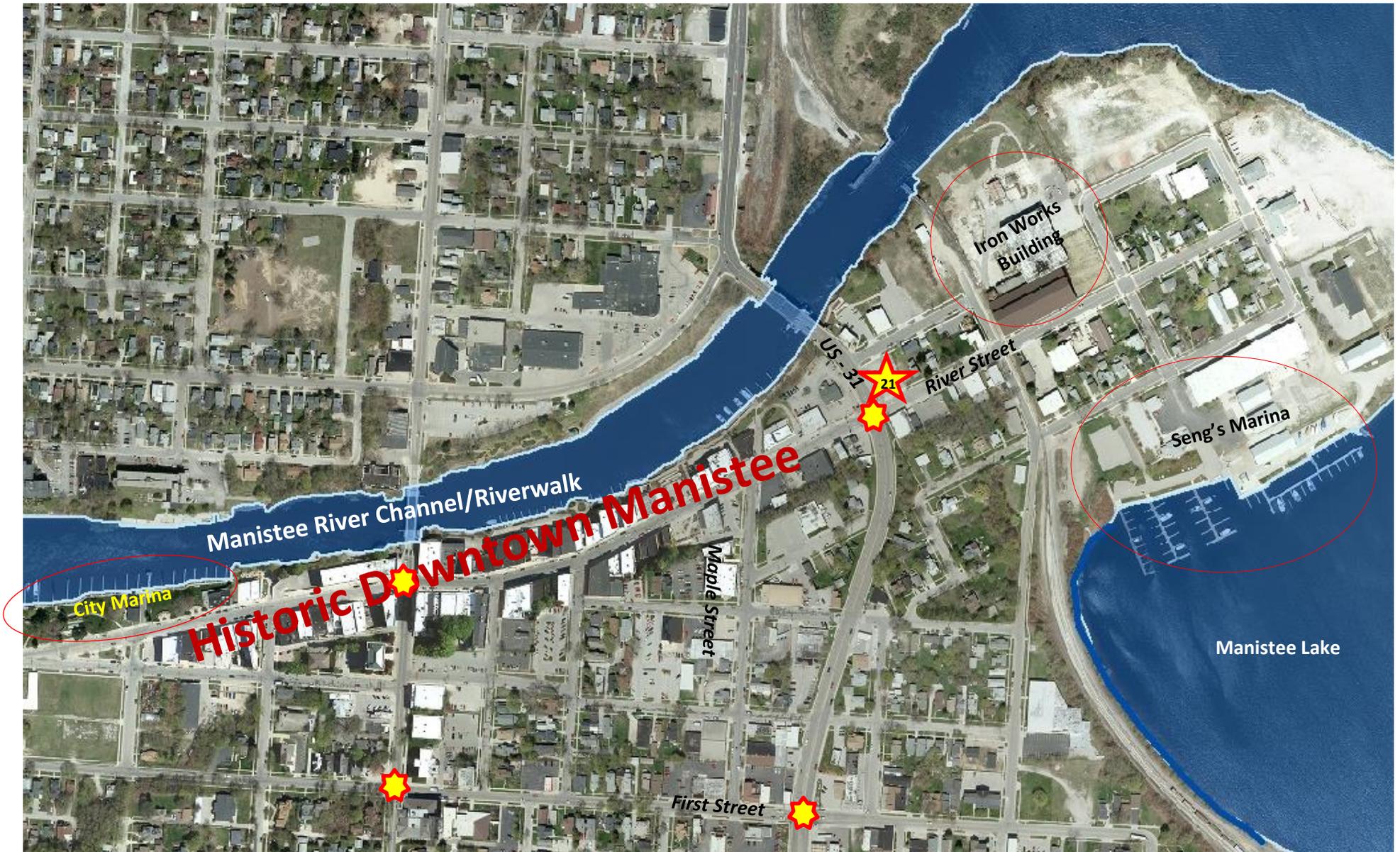
**Tax Roll Description:** FILER & SMITHS ADD LOT 6 & W 1/2 OF LOT 5 BLOCK 1  
\_\_\_\_ P.ADDR: 21 CYPRESS ST

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



Aerial View 21 Cypress Street





***The building at 21 Cypress Street (US-31) is located on one of the busiest intersections in the City of Manistee. The entrance to Historic Downtown Manistee (west side of US 31 and River Street) and is safely access by the traffic light at the intersection. This area is located in the Manistee Peninsula Neighborhood Revitalization Action Plan and is home to numerous beautiful historical buildings including the Iron Works, Milwaukee House and Boyer's building. Recent changes in zoning allows for numerous commercial uses for this site. The property to the east has previously been available for sale.***



Stop Light



# General Property Information

City of Manistee

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Parcel: 51-448-701-10 Unit: CITY OF MANISTEE Data Current As Of: 8/3/2015 11:46:55 PM

## Property Address [collapse]

21 CYPRESS ST  
MANISTEE, MI 49660

## Owner Information [collapse]

BLARNEY CASTLE OIL CO  
PO BOX 246  
BEAR LAKE, MI 49614-0246

Unit: 51

## Taxpayer Information [collapse]

SEE OWNER INFORMATION

## General Information for Tax Year 2015 [collapse]

<b>Property Class:</b>	201 - 201 COMMERCIAL	<b>Assessed Value:</b>	\$50,400
<b>School District:</b>	51070 - MANISTEE	<b>Taxable Value:</b>	\$50,400
<b>State Equalized Value:</b>	PUBLIC	<b>Map #</b>	
<b>USER NUM IDX</b>	\$50,400	<b>Date of Last Name Chg:</b>	09/08/2011
	0	<b>Date Filed:</b>	08/03/1995
		<b>Notes:</b>	N/A
<b>Historical District:</b>	N/A	<b>Census Block Group:</b>	N/A

Principal Residence Exemption	June 1st	Final
2015	0.0000 %	-
2014	0.0000 %	0.0000 %

Previous Year Info	MBOR Assessed	Final S.E.V.	Final Taxable
2014	\$51,100	\$51,100	\$51,100
2013	\$54,100	\$54,100	\$54,100

## Land Information [collapse]

	Frontage	Depth
Lot 1:	120.00 Ft.	99.00 Ft.
Lot 2:	0.00 Ft.	0.00 Ft.
Lot 3:	0.00 Ft.	0.00 Ft.
<b>Total Frontage:</b>	120.00 Ft.	<b>Average Depth:</b> 99.00 Ft.

**Total Acreage:** 0.27

**Zoning Code:** N/A

**Total Estimated Land Value:** \$67,404

**Land Improvements:** \$0

**Renaissance Zone:** NO

**Renaissance Zone Expiration Date:**

**Mortgage Code:**

**Lot Dimensions/Comments:** 120\*99

ECF Neighborhood Code: RIV.E - CM-RIVER ST - COMM EAST

**Legal Information for 51-448-701-10** [collapse]

FILER & SMITHS ADD LOT 6 & W 1/2 OF LOT 5 BLOCK 1 \_\_\_\_\_ P.ADDR: 21 CYPRESS ST [[SALE(86) 3474 099, 1482 0450 (89) 7521 1986 (00) 1376 1734 1515

## Sales Information

1 sale record(s) found.

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms Of Sale	Liber/Page
08/01/2000	\$137,618.00	WD		BLARNEY CASTLE	WARRANTY DEED	734/515

## Building Information

2 building(s) found.

Description	Floor Area	Yr Built	Est. TCV
<input type="checkbox"/> Commercial/Industrial Building 1 - Store, Retail	700 Sq. Ft.	1959	\$33,430
<input type="checkbox"/> Commercial/Industrial Building 2 -	1008 Sq. Ft.	1959	\$0

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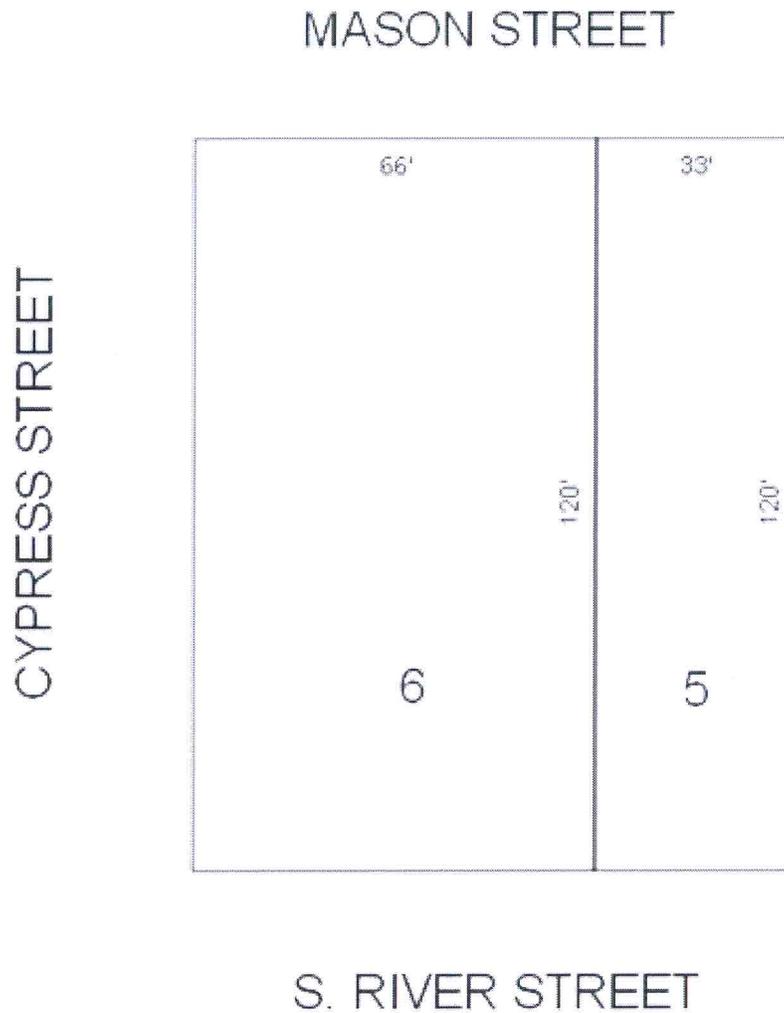
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**Image/Sketch for Parcel: 51-448-701-10**

**City of Manistee**

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**Caption:** No caption found



Sketch by Apex Medina™

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Sketch by Apex Media™

TANKS:  
2-6000 GALLON  
1-10000 GALLON  
3 PUMPS



864 SF CANOPY

# General Property Information

City of Manistee

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Parcel: 51-448-701-09 Unit: CITY OF MANISTEE Data Current As Of: 8/3/2015 11:46:55 PM

## Property Address [collapse]

274 RIVER ST  
MANISTEE, MI 49660

## Owner Information [collapse]

BLARNEY CASTLE OIL CO  
PO BOX 246  
BEAR LAKE, MI 49614-0246

Unit: 51

## Taxpayer Information [collapse]

SEE OWNER INFORMATION

## General Information for Tax Year 2015 [collapse]

<b>Property Class:</b>	202 - 202 COMMERCIAL	<b>Assessed Value:</b>	\$3,100
<b>School District:</b>	51070 - MANISTEE PUBLIC	<b>Taxable Value:</b>	\$3,100
<b>State Equalized Value:</b>	\$3,100	<b>Map #</b>	
<b>USER NUM IDX</b>	0	<b>Date of Last Name Chg:</b>	09/08/2011
		<b>Date Filed:</b>	
		<b>Notes:</b>	N/A
<b>Historical District:</b>	N/A	<b>Census Block Group:</b>	N/A

<b>Principal Residence Exemption</b>	<b>June 1st</b>	<b>Final</b>
2015	0.0000 %	-
2014	0.0000 %	0.0000 %

Previous Year Info	MBOR Assessed	Final S.E.V.	Final Taxable
2014	\$3,100	\$3,100	\$3,100
2013	\$3,300	\$3,300	\$3,300

## Land Information [collapse]

	<b>Frontage</b>	<b>Depth</b>
<b>Lot 1:</b>	33.00 Ft.	120.00 Ft.
<b>Lot 2:</b>	0.00 Ft.	0.00 Ft.
<b>Lot 3:</b>	0.00 Ft.	0.00 Ft.
<b>Total Frontage:</b>	33.00 Ft.	<b>Average Depth:</b> 120.00 Ft.

**Total Acreage:** 0.09  
**Zoning Code:** N/A  
**Total Estimated Land Value:** \$6,270  
**Land Improvements:** \$0  
**Renaissance Zone:** NO  
**Renaissance Zone Expiration Date:**

**Mortgage Code:**  
**Lot Dimensions/Comments:** 33\*120

ECF Neighborhood Code: RIV.E - CM-RIVER ST - COMM EAST

**Legal Information for 51-448-701-09** [collapse]

FILER & SMITHS ADD E 1/2 OF LOT 5 BLOCK 1 \_\_\_\_\_ P.ADDR: 274 RIVER ST, APT [[SALE(78) 3L362 0644 (81) 1399 0367-8, 871 (82) 3416 0834 (86) 1482 0449 (89) 7521 1986 (00) 1376 1734 1515

**Sales Information**

1 sale record(s) found.

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms Of Sale	Liber/Page
08/01/2000	\$137,618.00	WD		BLARNEY CASTLE	WARRANTY DEED	734/515

**Building Information**

0 building(s) found.

Description	Floor Area	Yr Built	Est. TCV
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## Image/Sketch for Parcel: 51-448-701-09

City of Manistee

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MASON STREET



S. RIVER STREET

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