

vacant commercial building & vacant lot / DDA district

401 River Street / lot

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

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 this site is perfect for a mixed use of commercial on the first floor with residential units on the second floor.

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





Aerial View 401 River Street





The building at 401 River Street was constructed in 1872 as the Lucas & Numgessor Block and has a rich history in Downtown Manistee and features a parking lot on the west side of the building. Located in the heart of the district the property has very high visibility and is only steps away from the numerous stores, theaters, restaurants, and the City Marina. The building is a contributing building in the Manistee Commercial Historic District which is located on the National Register of Historic Places.



Stop Light

The second story of the building is awaiting development.



constructed 1872

Lucas & Nungessor Block · 401 River Street



Builder/Original Building Owner – Lucas & Nungessor

This building was built by Lucas and Nungessor and is one of the oldest buildings in Manistee. The original structure was 48 x 70 feet and three stories tall. It housed the Lucas and Nungessor furniture business, a drug store, and several offices. In the late 1870s River Street was graded, leaving the front entrance to the building four feet above the ground. Stairs were used to reach the front door until the spring of 1883. At this time 268 screw jacks were placed under the building and it lowered down into its new foundation. All of the offices were left intact during the lowering and nothing moved from its place. Not even the glass windows were disturbed; incredibly, since they measured 36 x 52 inches, the largest panes in town.



From the MCVB Walking Tour

Manistee Commercial Historic District – listed on the National and State Registers of Historic Places

General Property Information

City of Manistee

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Parcel: 51-350-702-13 Unit: CITY OF MANISTEE Data Current As Of: 8/3/2015 11:46:55 PM

Property Address [\[collapse\]](#)

401 RIVER ST
MANISTEE, MI 49660

Owner Information [\[collapse\]](#)

ISO GRAND RAPIDS REAL ESTATE VI LLC
13192 MARSH
GOWEN, MI 49326

Unit: 51

Taxpayer Information [\[collapse\]](#)

SEE OWNER INFORMATION

General Information for Tax Year 2015 [\[collapse\]](#)

Property Class:	201 - 201 COMMERCIAL	Assessed Value:	\$101,900
School District:	51070 - MANISTEE PUBLIC	Taxable Value:	\$101,900
State Equalized Value:	\$101,900	Map #	
USER NUM IDX	0	Date of Last Name Chg:	09/01/2010
		Date Filed:	08/01/1995
		Notes:	N/A
Historical District:	N/A	Census Block Group:	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	\$105,600	\$105,600	\$105,600
2013	\$111,700	\$111,700	\$111,700

Land Information [\[collapse\]](#)

	Frontage	Depth
Lot 1:	48.00 Ft.	100.00 Ft.
Lot 2:	0.00 Ft.	0.00 Ft.
Lot 3:	0.00 Ft.	0.00 Ft.
Total Frontage:	48.00 Ft.	Average Depth: 100.00 Ft.

Total Acreage: 0.11
Zoning Code: N/A

Total Estimated Land Value: \$23,760
Land Improvements: \$0
Renaissance Zone: NO
Renaissance Zone Expiration Date:

Mortgage Code:
Lot Dimensions/Comments: 48*100 AVG

ECF Neighborhood Code: RIV.W - CM-RIVER ST.-COMM. WEST

Legal Information for 51-350-702-13 [collapse]

D. L. FILERS SUB OF BLK 6 OF FILER + TYSONS ADD IN LOT 15 BLOCK 6 _____P.ADDR: 401 RIVER ST [[SALE(75) 300 1334 902 (94) 3592 0312 (96) 1350 4638 1974 (01) 1350 2745 1471 (07) WD2 2007R003405

Sales Information

2 sale record(s) found.						
Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms Of Sale	Liber/Page
08/03/2007	\$280,000.00	WD	KASER JOHN W & LAURA	ISO GRAND RAPIDS REAL ESTATE VI LLC	WARRANTY DEED	2007R003405
10/08/1996	\$135,000.00	WD		KASER JOHN	WARRANTY/LAND	638/974

Building Information

2 building(s) found.			
Description	Floor Area	Yr Built	Est. TCV
 Commercial/Industrial Building 1 - Market	3458 Sq. Ft.	1880	\$151,883
 Commercial/Industrial Building 2 - Warehouse, Storage	3650 Sq. Ft.	1880	\$28,170

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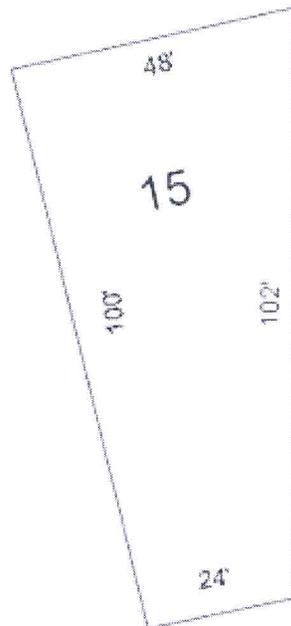
Image/Sketch for Parcel: 51-350-702-13

City of Manistee

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Caption: No caption found

RIVER STREET



MAPLE STREET

ALLEY

Sketch by Apex Medina™

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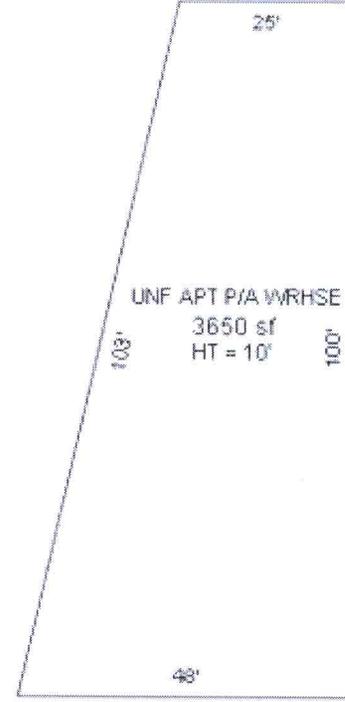
Sketch by Apex Medina™



BASEMENT



FIRST FLOOR



SECOND FLOOR

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2013	\$21,400	\$21,400	\$21,400

Land Information [collapse]

	Frontage	Depth
Lot 1:	68.50 Ft.	100.00 Ft.
Lot 2:	0.00 Ft.	0.00 Ft.
Lot 3:	0.00 Ft.	0.00 Ft.
Total Frontage:	68.50 Ft.	Average Depth: 100.00 Ft.

Total Acreage:	0.16		
Zoning Code:	N/A		
Total Estimated Land Value:	\$33,908	Mortgage Code:	
Land Improvements:	\$6,821	Lot Dimensions/Comments:	68.5*100
Renaissance Zone:	NO		
Renaissance Zone Expiration Date:			
ECF Neighborhood Code:	RIV.W - CM-RIVER ST.-COMM. WEST		

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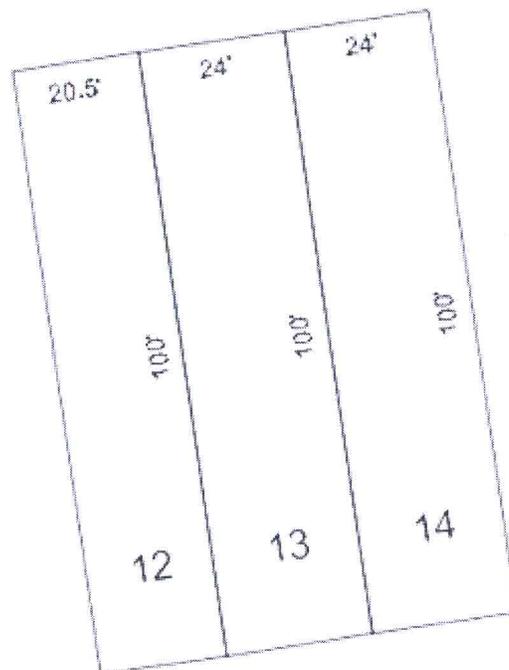
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