

vacant commercial property / central business district

Hotel Chippewa Property – 80 Pine St

Parcel Number
51-349-710-01

Current Owner
Arens Investment Company LLC
2110 Crescent Beach Road
Manistee, MI 49660

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

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



*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 anchor property is perfect for mixed use development and the owner is looking for investors.



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. Development of 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



Aerial View Hotel Chippewa – 80 Pine St





The Former Hotel Chippewa Site is an anchor property in beautiful historical downtown Manistee which is located on the National Register of Historic Places. The site is just steps away from the various stores, theaters and restaurants in the central business district and is located across from the City Marina with easy access to the riverwalk that runs along the Manistee River Channel out to Lake Michigan.



This is the largest vacant parcel in Downtown Manistee and has been waiting for redevelopment. The owner of the property is looking for investors.



General Property Information

City of Manistee

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Parcel: 51-349-710-01 Unit: CITY OF MANISTEE Data Current As Of: 8/3/2015 11:46:55 PM

Property Address [collapse]

80 PINE ST
MANISTEE, MI 49660

Owner Information [collapse]

ARENS INVESTMENT COMPANY LLC
2110 CRESCENT BEACH RD
MANISTEE, MI 49660

Unit: 51

Taxpayer Information [collapse]

SEE OWNER INFORMATION

General Information for Tax Year 2015 [collapse]

Property Class:	202 - 202 COMMERCIAL	Assessed Value:	\$143,700
School District:	51070 - MANISTEE PUBLIC	Taxable Value:	\$143,700
State Equalized Value:	\$143,700	Map #	
USER NUM IDX	0	Date of Last Name Chg:	12/12/2013
		Date Filed:	
Historical District:	N/A	Notes:	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	\$143,700	\$143,700	\$143,700
2013	\$152,400	\$152,400	\$56,598

Land Information [collapse]

	Frontage	Depth
Lot 1:	268.43 Ft.	122.00 Ft.
Lot 2:	312.00 Ft.	122.00 Ft.
Lot 3:	0.00 Ft.	0.00 Ft.
Total Frontage:	580.43 Ft.	Average Depth: 122.00 Ft.

Total Acreage: 1.63
Zoning Code: N/A

Total Estimated Land Value: \$287,313
Land Improvements: \$0
Renaissance Zone: NO

Renaissance Zone Expiration Date:

Mortgage Code:
Lot Dimensions/Comments: 268.43*122 AND 312*122

ECF Neighborhood Code: WTRST - CM-WATER ST. COMM.

Legal Information for 51-349-710-01 [collapse]

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 [[SALE(74)
3321 954 (76) 1344 755 (77) 380 1351 0334 (79) 4380 0885 (80) 6393 1909-11 (81) 3398 3614, 1406 1626 (82) 3411 0818, 6411
0795, 6416 0882, 3416 0891, 1300 3417 0765 (84) 1454 055 (86) 4474 0627, 1475 1967 (89) 1515 0729 (89) 370 1526 0201 (98)
3688 0990, 992, 994 (01) 3769 0486

Sales Information

2 sale record(s) found.

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms Of Sale	Liber/Page
<input type="checkbox"/> 11/04/2013	\$157,500.00	TR	SENG RUTH TRUST	ARENS INVESTMENT CO	BAD SALE ECF & SS	2013R006709
11/01/1989	\$37,000.00	WD			LAND CONTRACT	526/201

Building Information

0 building(s) found.

Description	Floor Area	Yr Built	Est. TCV
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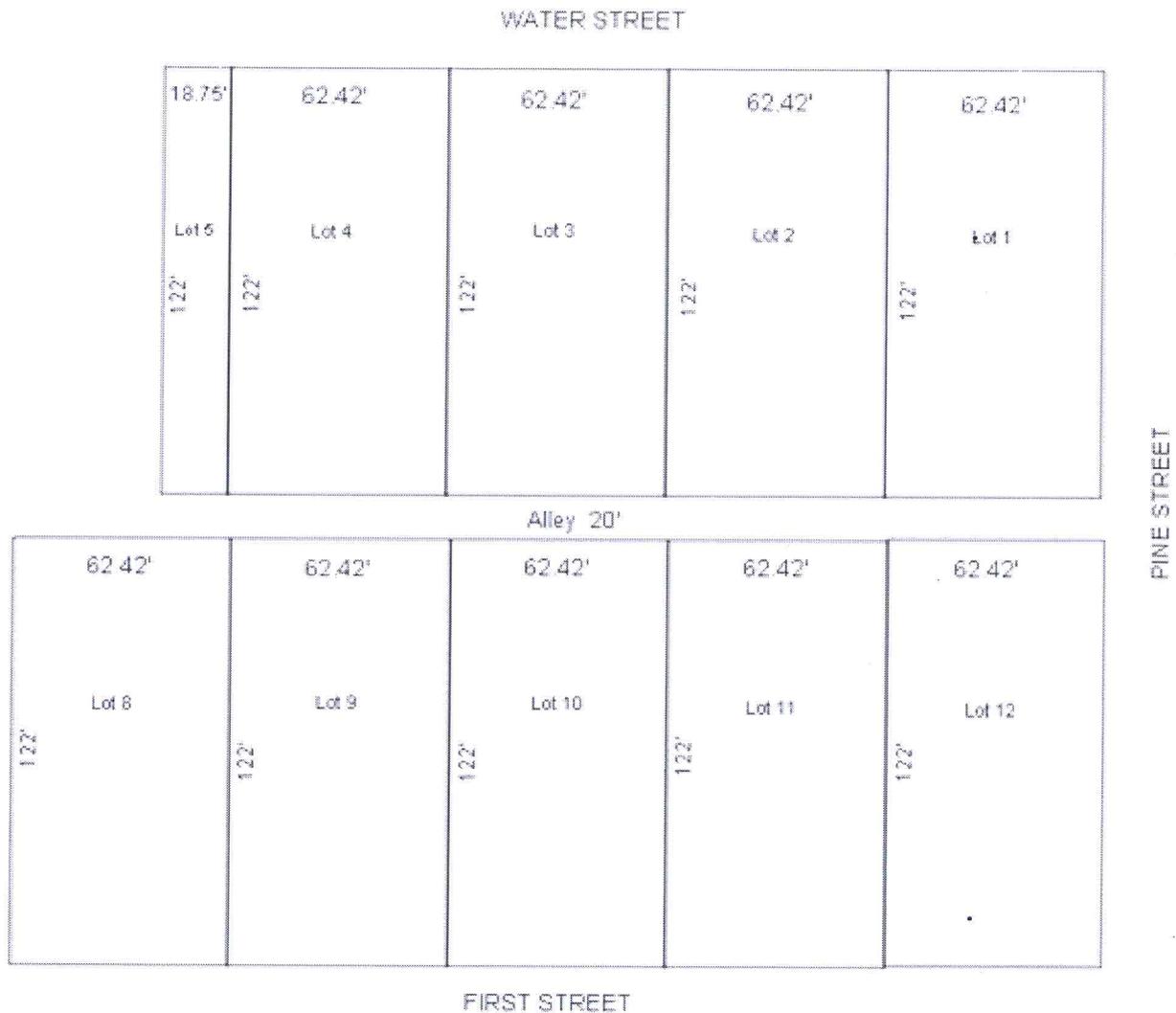
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Image/Sketch for Parcel: 51-349-710-01

City of Manistee

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Caption: No caption found



Sketch by Apex Media™

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