

commercial building / water front

480 Water Street – Johnson's

Parcel Number
51-365-701-01

Current Owner
Denis & Emmy Johnson
464 Fourth Street
Manistee, MI 49660

Sale Information
Not available

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

2018 S.E.V.
\$193,500

2018 Taxable Value
\$124,205

Potential Incentives
[Brownfield](#)
[MEDC – Community Development and Assistance Programs](#)

Listing Information

Duane Jones
Coldwell Banker Commercial
Premier
231.723.5772
231.233.4712



70 Maple Street
Manistee, MI 49660

*For additional
information
please contact*

Thad Taylor
City Manager
231.398.2801
ttaylor@manisteemi.gov

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	1.01 acres +/-
Frontage	565 feet +/- Water Street
Depth	irregular



The property at 480 Water Street is located in the Neighborhood Commercial District. This historic turn of the century (1900) rail depot building has operated as a funeral home for the past 80 +/- years. There is a finished basement that is 1,800 square feet with high ceilings. The First floor has 2,620 square feet of commercial space with approximately 891 square feet of garage/storage. The second floor was once an apartment with 1,800 square feet of space for development.

This is a prime piece of property with water frontage on the Manistee River Channel is waiting for redevelopment

Tax Roll Description: SUB OF BLK 1 C. E. MARSHS ADD LOTS 1 + 2, EXC N 15 FT. ALSO LOTS 3, 4, 5 + E 15 FT OF 6 BLOCK 1 ____ P.ADDR: 480 WATER ST



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Land Division Act Information

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

Sale History

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms of Sale	Liber/Page
No sales history found.						

Building Information - 2620.00 sq ft Mortuaries (Funeral Homes) (Commercial)

Floor Area	2,620 sq ft	Estimated TCV	\$139,023
Occupancy	Mortuaries (Funeral Homes)	Class	C
Stories Above Ground	1	Average Story Height	11 ft
Basement Wall Height	Not Available	Identical Units	Not Available
Year Built	1907	Year Remodeled	1950
Percent Complete	100%	Heat	Package Heating & Cooling
Physical Percent Good	57%	Functional Percent Good	100%
Economic Percent Good	100%	Effective Age	22 yrs

Building Information - 1800.00 sq ft Multiple Residences (Commercial)

Floor Area	1,800 sq ft	Estimated TCV	\$43,623
Occupancy	Multiple Residences	Class	D
Stories Above Ground	1	Average Story Height	10 ft
Basement Wall Height	Not Available	Identical Units	Not Available
Year Built	1907	Year Remodeled	1950
Percent Complete	100%	Heat	Forced Air Furnace
Physical Percent Good	57%	Functional Percent Good	100%
Economic Percent Good	100%	Effective Age	22 yrs

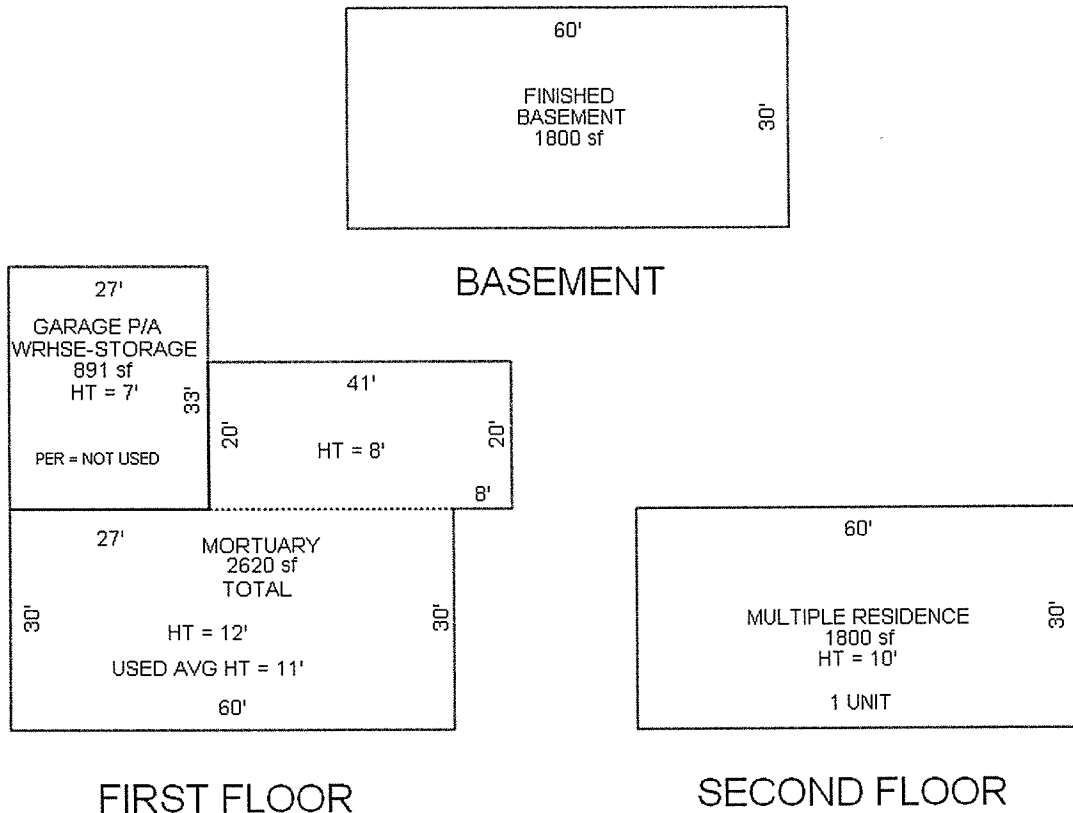
Building Information - 891.00 sq ft Warehouses - Storage (Commercial)

Floor Area	891 sq ft	Estimated TCV	\$6,339
Occupancy	Warehouses - Storage	Class	D
Stories Above Ground	1	Average Story Height	7 ft
Basement Wall Height	Not Available	Identical Units	Not Available
Year Built	1907	Year Remodeled	Not Available
Percent Complete	100%	Heat	No Heating or Cooling
Physical Percent Good	57%	Functional Percent Good	100%
Economic Percent Good	100%	Effective Age	22 yrs

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Image/Sketch for Parcel: 51-365-701-01

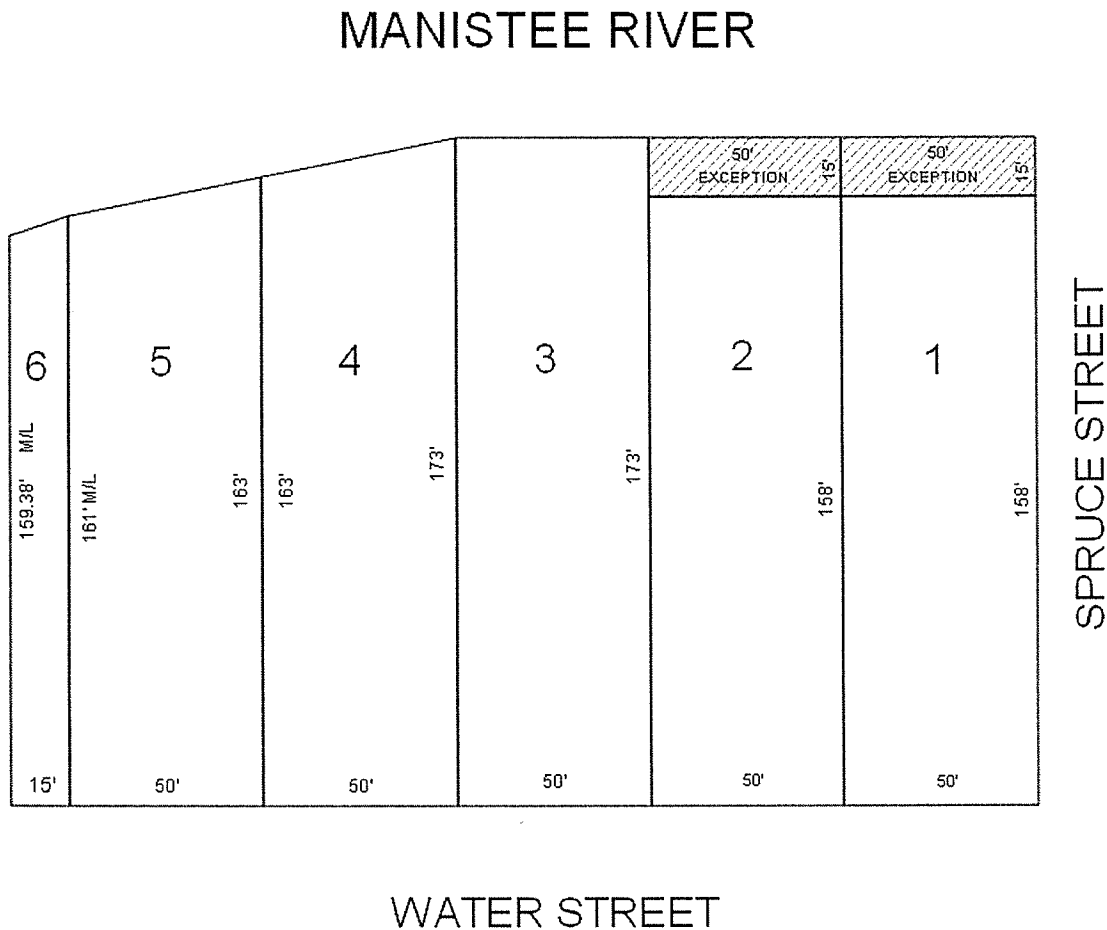


Sketch by Apex Medina™

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