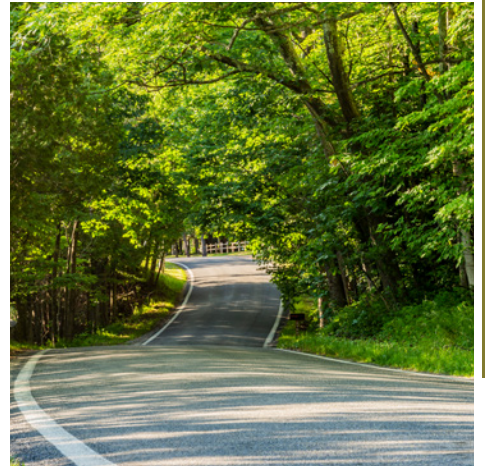


TN Thrive North
More Water. Less Traffic.
A Better Business Model.



Manistee
Manistee County
443 Water Street



Stacie Bytwork, President
Manistee Area Chamber of Commerce
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stacie@manisteechamber.com

PREPARED BY:

4 FOURTH
ECONOMY
WWW.FOURTHECONOMY.COM

 **Networks Northwest**
Talent / Business / Community
WWW.NETWORKSNORTHWEST.ORG

Opportunity

These five parcels are located within the Central Business District, with frontage on Water Street, Oak Street, Pine Street, and First Street. Just one block from the City Marina and River Street in downtown Manistee, this property is perfect for development with a wide range of commercial and mixed uses permitted. The existing building provides over 8,800 sq ft of space and all five lots combined total over 1.3 acres in size.

Size: 1.3 Acres

Zoning: Commercial

Typography/Grade: Gentle slope to flat throughout the 5 parcels, with several parcels including steep bluffs on perimeter.

Is the Site Located in a Flood Plain? No

Is the Site Located Near a Body of Water? Yes

Shovel Ready: No

- The site needs Phase I site assessment
- The site needs Phase II soil and groundwater analysis

Site Plan: RRC Property Renderings for Developer Day

Previous Use: Sign sales office and manufacturing

Move-in Ready: No; Requires cosmetic upgrades

Current Owner: Tom E. Amor

Site Amenities

Public Transportation: Yes

Highway/Interstate Access: Yes

Transit Corridor: .5 Miles

Rail: .6 miles

Nearest Airport: 4.5 Miles

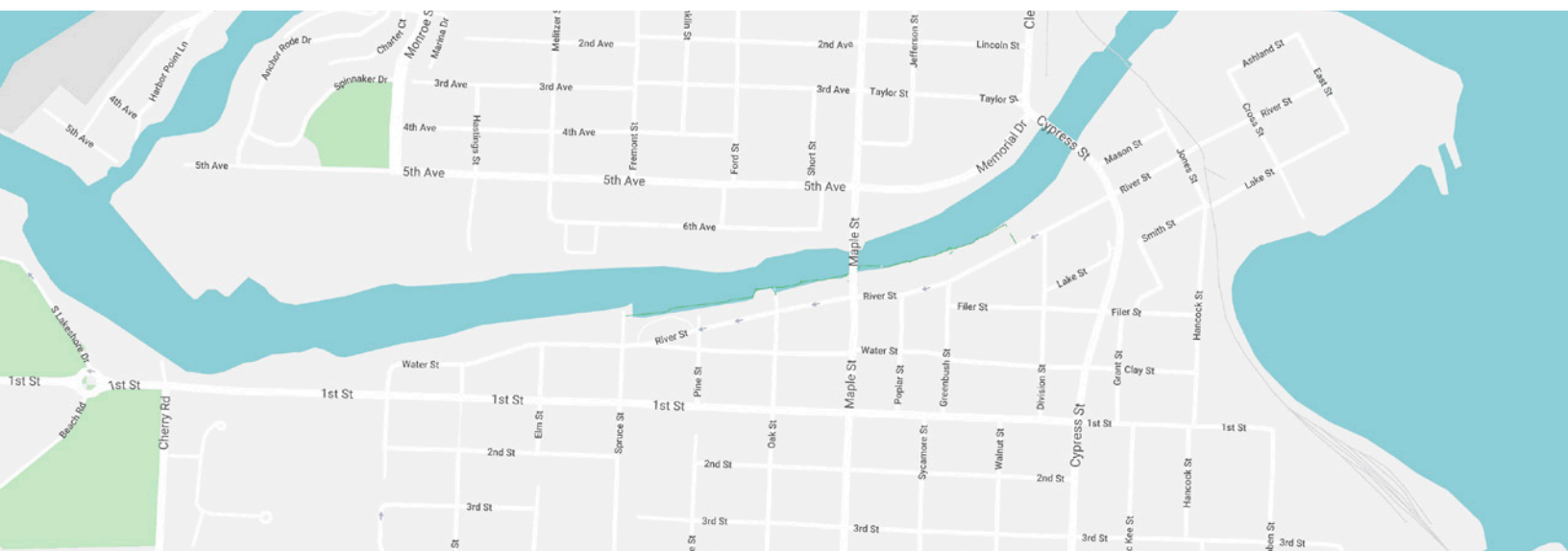
Major Highway: .5 Miles

Major Interstate: 26 Miles

Nearby Retail Hub(s): River Street, Meijer

Nearby Housing Development(s): Hillcrest Village, Harbor Village

Nearby Development: West Shore Community College Project, Munson Healthcare Manistee Hospital



Utilities

Electric Provider

Consumers Energy

Business Service: 1-800-805-0490

Natural Gas Provider

DTE Energy

Business Service: 1-855-383-4249

Broadband/Fiber Providers:

Spectrum

1-855-670-1454

Water Provider

City of Manistee

Utility Director

(231) 723-7132

jmikula@manisteemi.gov

Contact

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