



348 River St  
Manistee, Michigan 49660

### Property Highlights

- Unique historical retail building on busy River Street in Downtown Manistee.
- Two floors with lower level. Main floor showroom with upstairs ballroom or entertainment space.
- Manistee River access with two slips available.
- Resides within an Opportunity Zone and within a DDA Social District. This property is recognized as a "Redevelopment Ready Community priority site"



For More Information

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# Property Overview

348 River Street

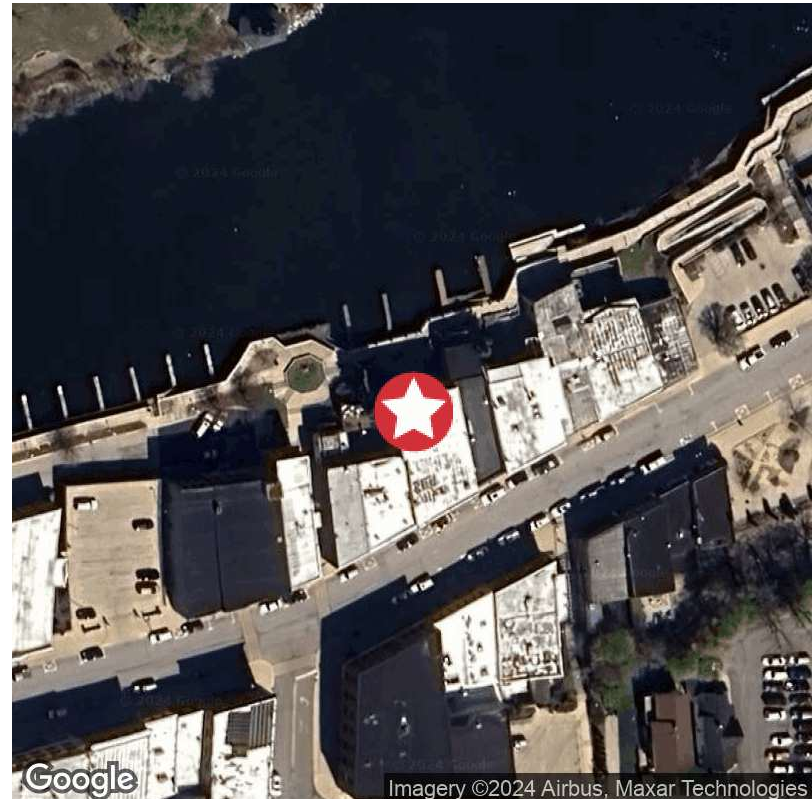
Manistee MI

## Property Overview

NAI Wisinski is excited to offer this unique historical building, in downtown Manistee. This quaint town offers much color in the way of restaurants, breweries, and entertainment. Seated on the Manistee river that channels the Manistee Lake into Lake Michigan, this building comes with two boat slips, just minutes away from the beautiful beaches and lighthouses of Manistee County.

## Property Information

<b>Location:</b>	River St between Cypress and Maple Streets, along the River
<b>Total Building Size:</b>	7,784 SF
<b>Year Built:</b>	1920
<b>Acreeage:</b>	0.137 Acres
<b>Signage:</b>	on building
<b>Parking:</b>	on street
<b>Zoning:</b>	C-3 Central Business District
<b>Municipality:</b>	City of Manistee



# Sale Overview

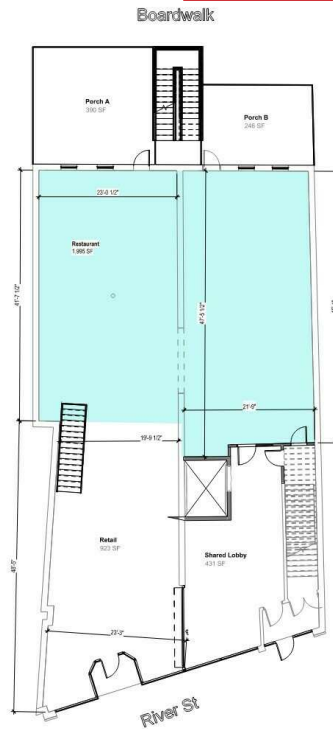
348 River Street

Manistee MI

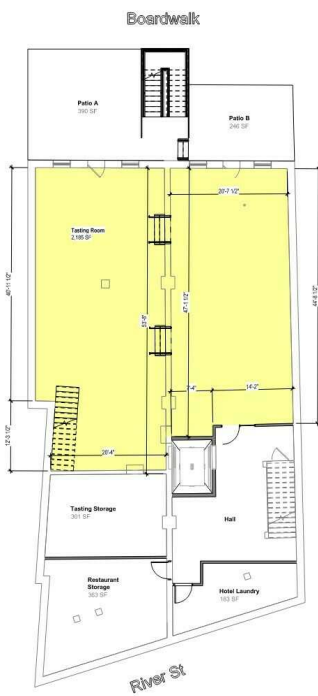
## Sale Information

Price:	\$310,000.00
Per SF:	\$39.83
PPN:	51-452-703-07





**2 FIRST FLOOR PLAN**  
1/8" = 4'-0"  
A201



**1 BASEMENT PLAN**  
1/8" = 4'-0"  
A201

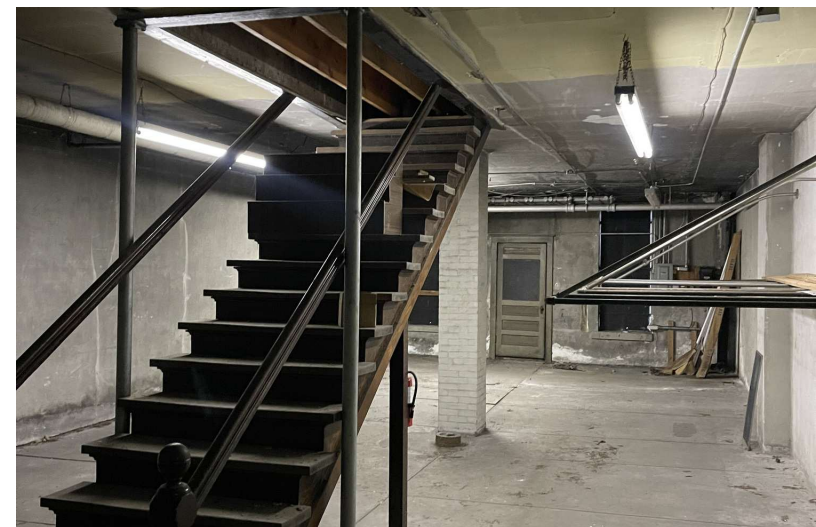
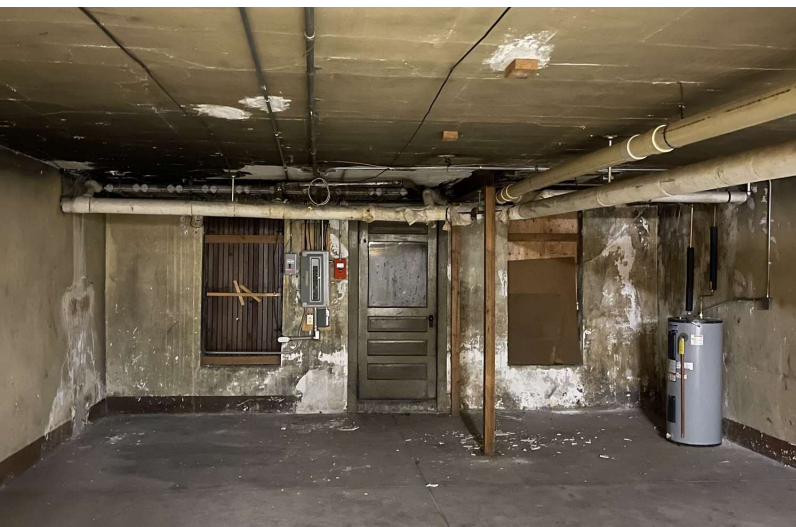
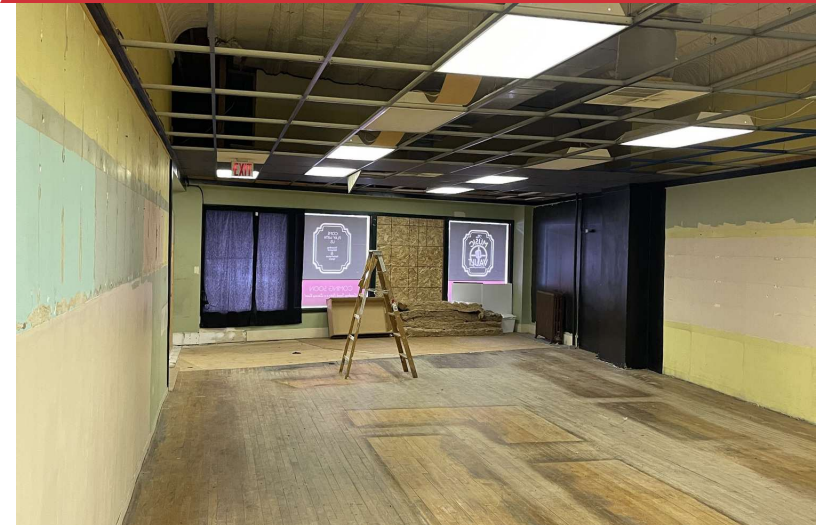


**3 SECOND FLOOR PLAN**  
1/8" = 4'-0"  
A201

# Additional Photos

348 River Street

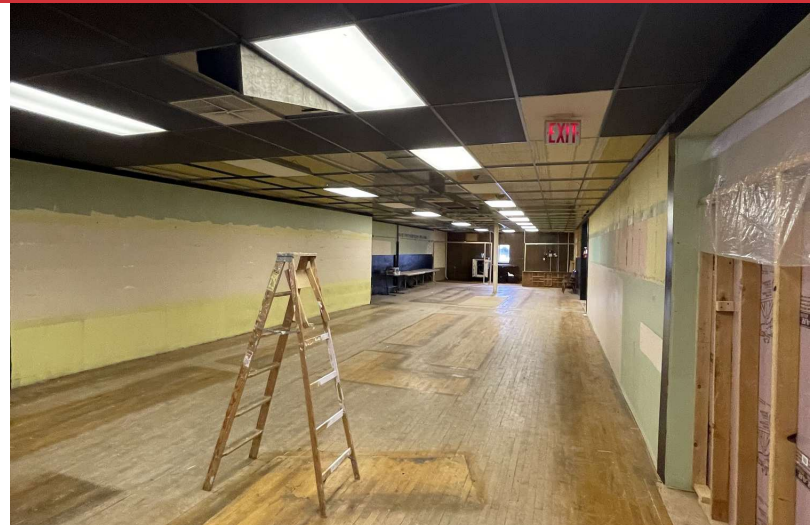
Manistee MI



# Additional Photos

348 River Street

Manistee MI



# Retailer Map

348 River Street

Manistee MI

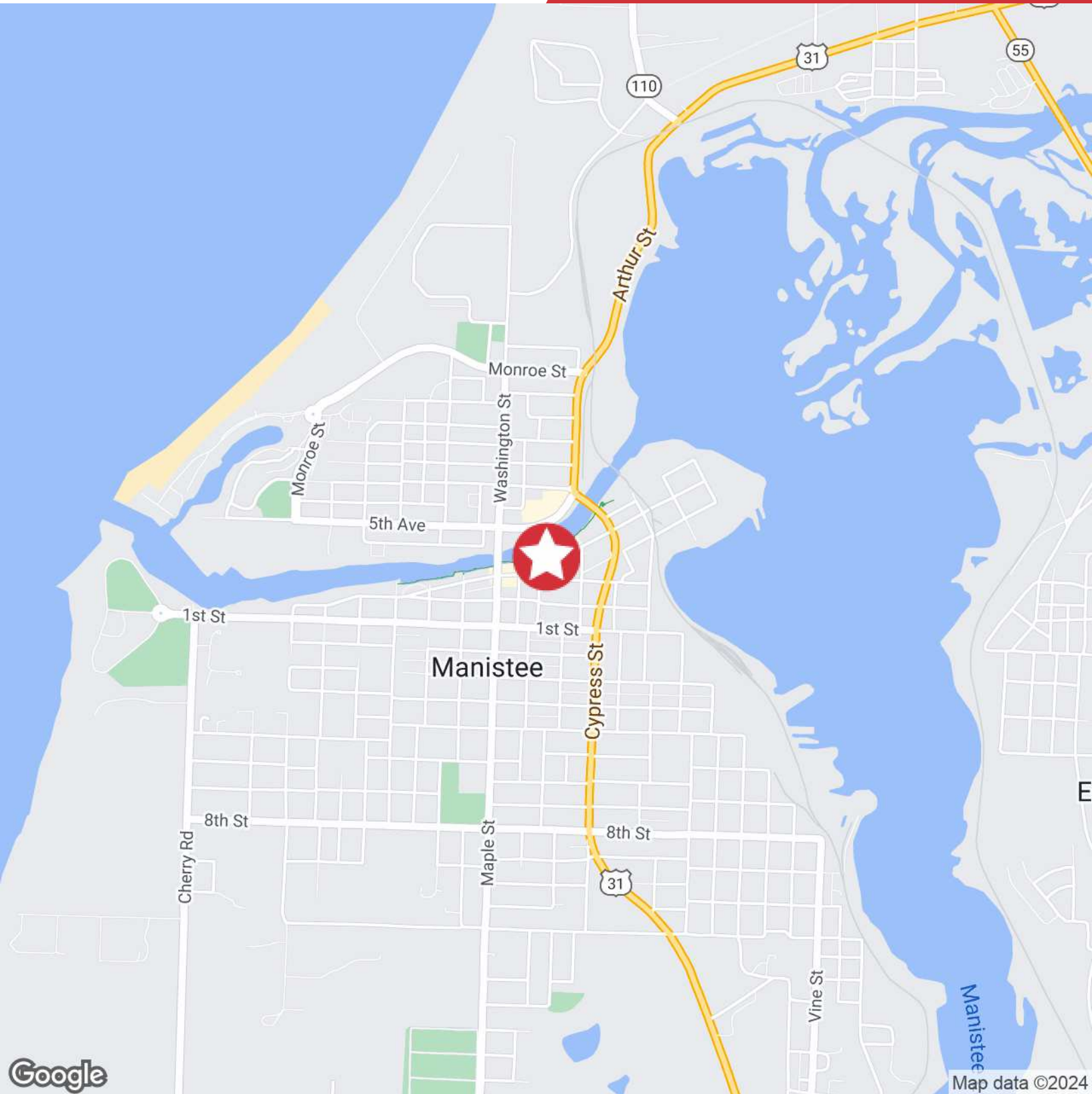


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# Location Map

348 River Street

Manistee MI

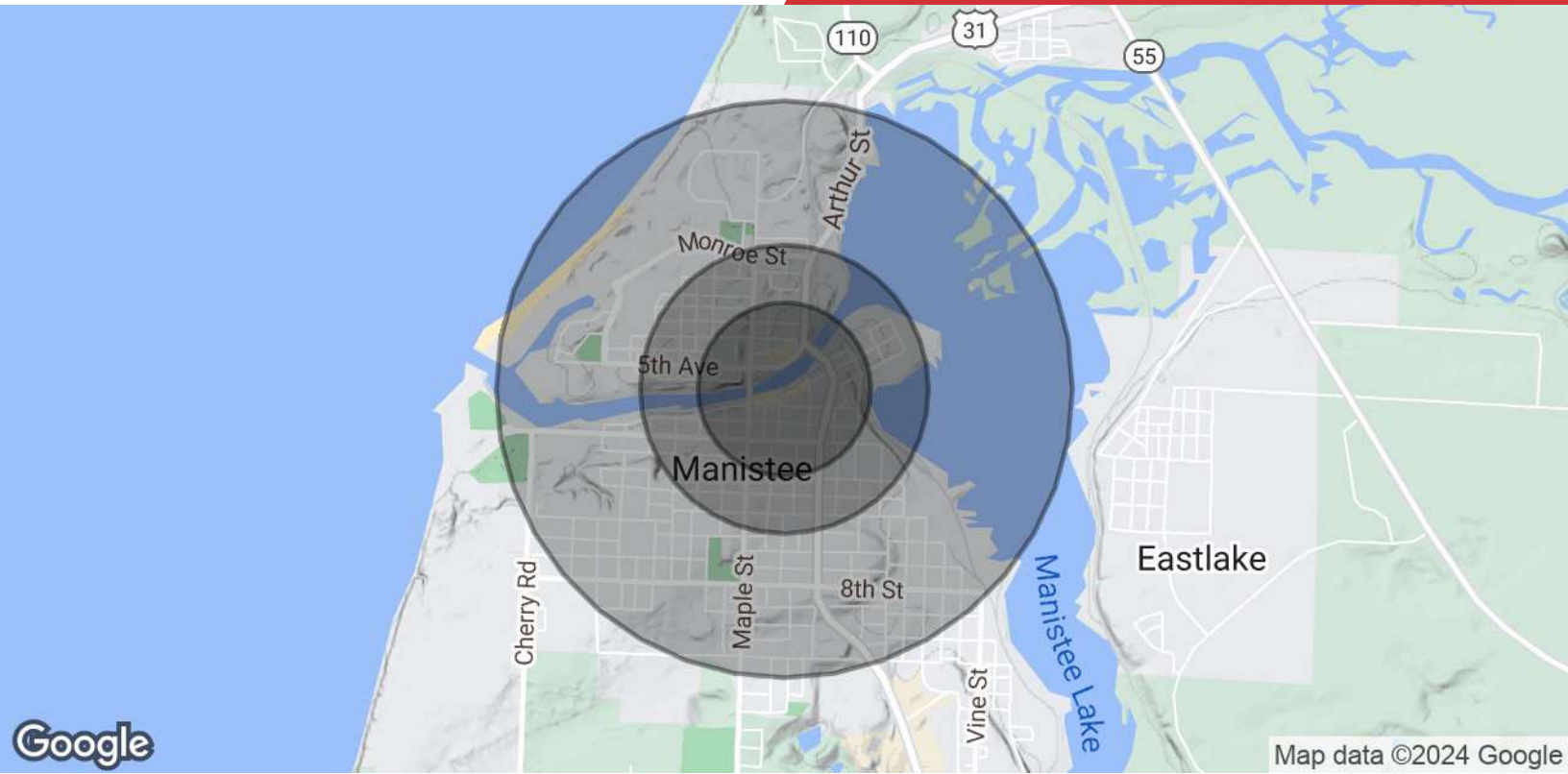




# Demographics Map & Report

348 River Street

Manistee MI



POPULATION	0.3 MILES	0.5 MILES	1 MILE
<b>Total Population</b>	706	2,162	4,214
<b>Average Age</b>	43	44	44
<b>Average Age (Male)</b>	41	43	42
<b>Average Age (Female)</b>	44	46	45
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
<b>Total Households</b>	341	1,042	1,947
<b># of Persons per HH</b>	2.1	2.1	2.2
<b>Average HH Income</b>	\$75,108	\$73,454	\$73,154
<b>Average House Value</b>	\$146,649	\$174,502	\$191,698

Demographics data derived from AlphaMap



# West Michigan Overview

## West Michigan Advantage

West Michigan is a growing region of more than 1.5 million people and is located between Detroit and Chicago. More than 130 international companies are located in West Michigan as well as four of Forbes Largest Private Companies. The businesses and community leaders have set in motion an unprecedented level of growth and investment throughout the region that has made West Michigan a destination for business success. West Michigan has a vibrant, big-city feel in Grand Rapids while retaining smaller-city charm in its neighborhoods, boutique shopping areas, and tree-lined streets - all combined in a virtual playground of arts, culture and natural beauty.

## Quality Of Life

West Michigan has a vibrant, big-city feel in Grand Rapids while retaining smaller-city charm in its neighborhoods.

## Grand Rapids Ranking

- #1 Fastest Growing US Economy  
-HeadlightData
- #19 Best Cities in the US  
- USNews
- #3 Big Cities with the Healthiest Markets  
-SmartAsset
- #4 Housing Markets to Watch 2017  
- Trulia
- #5 Best Large Cities to Start a Business  
- WalletHub

### Entertainment

More than 1.5 million people take advantage of sporting events and live performances every year. West Michigan offers a variety of landscapes which allows for a greater sense of adventure. Lake Michigan has 18 world-class beaches and 288 miles of bike trails.

### Skilled Workforce

Out of the 1.5 million residents that live in West Michigan, half are under the age of 35. This is a great opportunity for both employers and college graduates. With the high supply of skilled workers and high demand for jobs, it is easy to understand why the region is a destination for business success.

### Arts & Culture

West Michigan is known for their arts and culture. Aside from many museums, the city hosts ArtPrize— a unique, open art competition that gives away the world's largest art prize. Other, attractions include Frederik Meijer Gardens, Grand Rapids Ballet, Civic Theatre, and Symphony.