

# 415 B River Street – For Lease

## **Property Owner**

Kenneth & Janice Borenitsch  
P.O. Box 441  
Manistee, MI 49660

## **Realtor**

Michael Cnudde  
Coldwell Banker  
(231) 620-9108

## **DDA Contact Information**

### **Tyler Leppanen**

Executive & Economic  
Development Director  
70 Maple Street  
Manistee, MI 49660

231.398.3262 (office)

616.402.5684 (cell)

[tyler.leppanen@manistedowntown.com](mailto:tyler.leppanen@manistedowntown.com)

## **Business Registration**

City Clerk  
231.398.2803

## **Zoning / Sign Permits**

Planning & Zoning Director  
231.398.2805

## **Fire Inspection Program**

City Fire Department  
231.398.1549

## **Assumed Name**

### **DBA Information**

County Clerk  
231.723.3331

## **Business Assistance Programs**

Chamber of Commerce  
231.723.2575

## **Alliance for Economic Success**

231.723.4325

## **Visitor's Bureau**

877.626.4783

*This property is located in the central business district, zoned commercial with a wide range of commercial uses permitted.*



## **Building Information**

This building is located in the Manistee Commercial Historic District which is on the National Register of Historic Places was constructed in 1872 as the Lucas & Nungesser Block.

The current building owner has been extensively renovating the building and is looking for tenants for the two first floor commercial units. Brand new furnace and air conditioning, vaulted ceilings, separately metered utilities.

**First Floor/Street Level square footage:** 2,200 square feet

**Ceiling Height:** n/a

**Lease Information:** \$1,500 per month and two year lease.

Manistee County Property Search

## Parcel Number 51-350-702-01

[Close This Window](#) | [<Previous](#) | [Next>](#) | [Find Location on Map](#) | [300 Foot Radial Search](#)**Manistee County Parcel Information for 2017 Assessment Year**  
City of Manistee, Manistee County**Owner Name(s):** BORENITSCH KENNETH & JANICE**Owner Address:** PO BOX 441  
MANISTEE, MI 49660**Parcel Address:** 415 RIVER ST  
MANISTEE, MI 49660

## Property Information

**Property Class:** 201 - COMMERCIAL IMPROVED**School District:** 51070 - MANISTEE**Current Homestead %:** 0%**Current Assessment:** \$74,000**Current S.E.V.:** \$74,000**Current Taxable Value:** \$74,000**Last Year's Assessment:** \$78,200**Last Year's S.E.V.:** \$78,200**Last Year's Taxable Value:** \$77,431

## Property Sale Information

Sale Date	Sale Amount
9/4/2014	\$145,000.00

## Tax Roll Description

D. L. FILERS SUB OF BLK 6 OF FILER + TYSONS ADD LOTS 9 + 10 BLOCK 6 \_\_\_\_\_P.ADDR: 415 & 415 1/2  
RIVER STPowered by Community Center™ software from the [Land Information Access Association](#)

**415 RIVER ST** MANISTEE, MI 49660 (Property Address)

Parcel Number: 51-350-702-01

**Property Owner:** BORENITSCH KENNETH & JANICE**Summary Information**

- > Commercial/Industrial Building Summary
  - Yr Built: 1890
  - # of Buildings: 1
  - Total Sq.Ft.: 9,600

&gt; Assessed Value: \$78,200 | Taxable Value: \$77,431

&gt; Property Tax information found

Item 1 of 3

1 Image / 2 Sketches

## Owner and Taxpayer Information

<b>Owner</b>	BORENITSCH KENNETH & JANICE PO BOX 441 MANISTEE, MI 49660	<b>Taxpayer</b>	SEE OWNER INFORMATION
--------------	--------------------------------------------------------------------	-----------------	-----------------------

## General Information for Tax Year 2016

<b>Property Class</b>	201 COMMERCIAL	<b>Unit</b>	51 CITY OF MANISTEE
<b>School District</b>	MANISTEE PUBLIC	<b>Assessed Value</b>	\$78,200
<b>UNITS</b>	1	<b>Taxable Value</b>	\$77,431
<b>USER NUM IDX</b>	0	<b>State Equalized Value</b>	\$78,200
<b>TOTAL SQ FT</b>	Not Available	<b>Date of Last Name Change</b>	09/29/2014
<b>FRCL ACTION</b>	Not Available	<b>Notes</b>	Not Available
<b>Historical District</b>	Not Available	<b>Census Block Group</b>	Not Available
<b>IND DEV DIST</b>	Not Available	<b>Exemption</b>	No Data to Display

**Principal Residence Exemption Information****Homestead Date** No Data to Display

Principal Residence Exemption	June 1st	Final
2017	0.0000 %	-
2016	0.0000 %	0.0000 %

**Previous Year Information**

Year	MBOR Assessed	Final SEV	Final Taxable
2015	\$77,200	\$77,200	\$77,200
2014	\$0	\$0	\$0
2013	\$0	\$0	\$0

## Land Information

<b>Zoning Code</b>	Not Available	<b>Total Acres</b>	0.110
<b>Land Value</b>	\$23,800	<b>Land Improvements</b>	\$0
<b>Renaissance Zone</b>	No	<b>Renaissance Zone Expiration Date</b>	No Data to Display
<b>ECF Neighborhood</b>	2000-RIVER ST-WEST AND ARTHUR GEN COM	<b>Mortgage Code</b>	No Data to Display
<b>Lot Dimensions/Comments</b>	No Data to Display	<b>Neighborhood Enterprise Zone</b>	No

Lot(s)	Frontage	Depth
Lot 1	48.00 ft	100.00 ft
<b>Total Frontage: 48.00 ft</b>		<b>Average Depth: 100.00 ft</b>

## Legal Description

D, L FILERS SUB OF BLK 6 OF FILER + TYSONS ADD LOTS 9 + 10 BLOCK 6 P.ADDR: 415 &amp; 415 1/2 RIVER ST [(SALE( )

## Land Division Act Information

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

## Sale History

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms of Sale	Liber/Page
09/09/2014	\$145,000.00	CD	SALVATION ARMY	BORENITISCH KENNETH & JANICE	COVENANT DEED	2014R004797

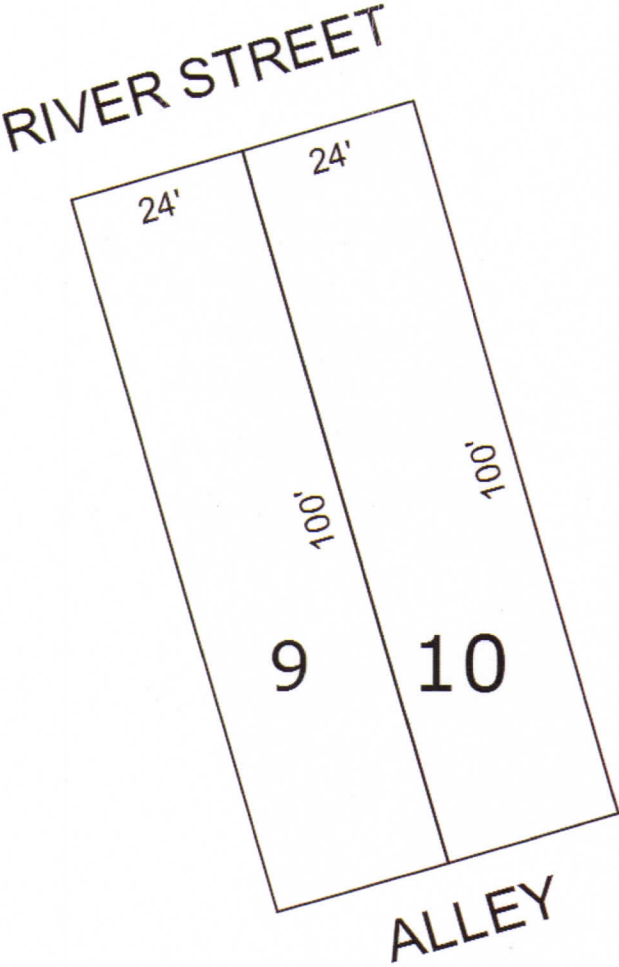
## Building Information - 9600.00 sq ft Fraternal Building (Commercial)

<b>Floor Area</b>	9,600 sq ft	<b>Estimated TCV</b>	\$124,168
<b>Occupancy</b>	Fraternal Building	<b>Class</b>	D
<b>Stories Above Ground</b>	2	<b>Average Story Height</b>	14 ft
<b>Basement Wall Height</b>	<i>Not Available</i>	<b>Identical Units</b>	<i>Not Available</i>
<b>Year Built</b>	1890	<b>Year Remodeled</b>	1978
<b>Percent Complete</b>	100%	<b>Heat</b>	Package Heating & Cooling
<b>Physical Percent Good</b>	48%	<b>Functional Percent Good</b>	40%
<b>Economic Percent Good</b>	100%	<b>Effective Age</b>	24 yrs

**\*\*Disclaimer:** BS&A Software provides AccessMyGov.com as a way for municipalities to display information online and is not responsible for the content or accuracy of the data herein. This data is provided for reference only and WITHOUT WARRANTY of any kind, expressed or inferred. Please contact your local municipality if you believe there are errors in the data.

Copyright © 2017 [BS&A Software, Inc.](#)

Image/Sketch for Parcel: 51-350-702-01

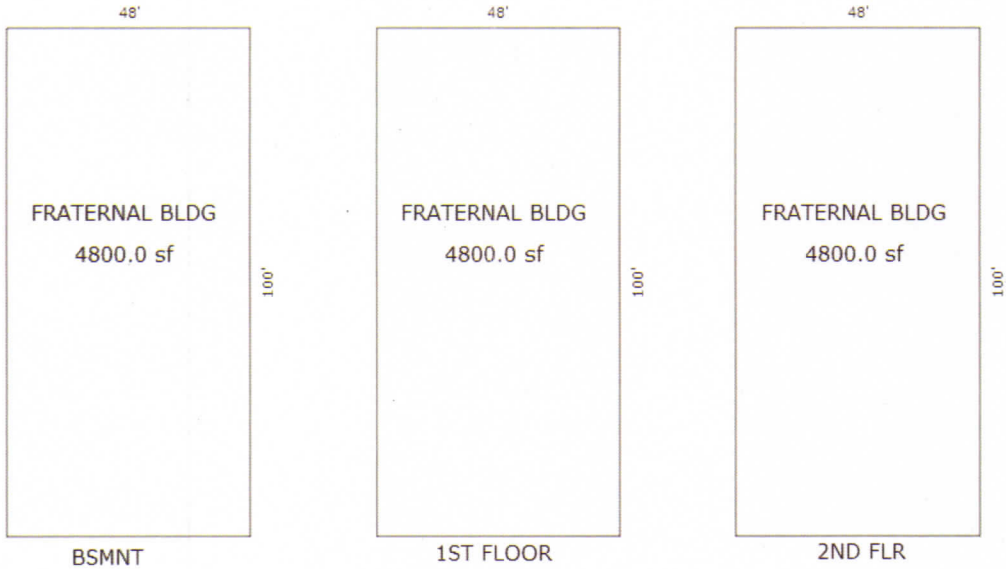


Sketch by Apex Sketch

**\*\*Disclaimer:** BS&A Software provides AccessMyGov.com as a way for municipalities to display information online and is not responsible for the content or accuracy of the data herein. This data is provided for reference only and WITHOUT WARRANTY of any kind, expressed or inferred. Please contact your local municipality if you believe there are errors in the data.

Copyright © 2017 [BS&A Software, Inc.](#)

Image/Sketch for Parcel: 51-350-702-01



P/A FRATERNAL BUILDING: PRICING MOST CLOSELY MATCHES DESIGN AND LAYOUT OF THE BLDG  
SALVATION ARMY SOLD BLDG IN 2014

Sketch by Apex Sketch

**\*\*Disclaimer:** BS&A Software provides AccessMyGov.com as a way for municipalities to display information online and is not responsible for the content or accuracy of the data herein. This data is provided for reference only and WITHOUT WARRANTY of any kind, expressed or inferred. Please contact your local municipality if you believe there are errors in the data.

Copyright © 2017 [BS&A Software, Inc.](#)