



DOWNTOWN INVESTMENT OPPORTUNITY

For sale by owner.

Manistee is a charming city on the Lake Michigan shoreline, and the downtown district is bustling with new investments and projects. This opportunity is set for new investment in a growing tourism market, and the building has been primed for redevelopment by the owner. The Manistee area is well known for its fishing charters, recreational boating, access to public lands and trails, and views of the great lakes freighters visiting our deep water port. Investment in a unique lakeshore hotel is projected to bring \$17 million more in visitor spending by overnight visitors, including \$3.8 million for food and beverage and \$2.5 million for retail.

THE PROPERTY

The acquisition and redevelopment of this property present opportunities for a restaurant, mixed-use with retail, or a co-working space for remote workers and entrepreneurs. The owner prepared the space for an office expansion with plans and work:

- Renderings, drafting, and design plans developed and available;
- Roofing work performed;
- Asbestos removal in the Winter of 2023;
- Replaced 3 shop windows, prepared 3 other openings for facade work, and block/masonry work;
- Electrical contractor reworked the wiring for redevelopment;
- Plumbing & heating demolition, two HVAC/furnaces purchased, with one hooked up to keep the building tempered. Another HVAC unit is in a shop in a crate;
- Baseline Environmental Assessment and Phase 1 surveys have been performed with no removal requirements.

FEATURES

- ✓ Prime location for tourists and walkability
- ✓ Downtown District, C-3 Zoning
- ✓ Adjacent to North Channel Brewing and the city parking lot
- ✓ Lot size?
- ✓ Building square footage?

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