



**List Number:** 26009716  
**Municipality:** City of Manistee  
**County:** Manistee

**Property Sub-Type:** Retail  
**Total # Bldgs:** 1  
**Total # Units:** 1  
**# Fin Bldg Lvl:** 1  
**Lot Acres:** 0.032  
**Lot Dimensions:** 25x72  
**Lot Measurement:** Square Feet  
**Lot Square Footage:** 1,392  
**Ownership Type:** Private Owned

**New Construction:** No  
**Tax ID #:** 51-453-710-21  
**Road Frontage:** 25  
**Total SqFt:** 3,264  
**Year Built:** 1900  
**Principal Road:** Yes

**Status:** Active  
**List Price:** 325,000  
**List Price/SqFt:** \$99.57  
**Days On Market:** 4  
**Waterfront:** No

**Directions:** Take US 31 to River Street, then west. Property on the left.

**Legal:** GREENS ADD LOT 20, EXC S 16 FT BLOCK 7. \_\_\_P.ADDR: 335 RIVER ST  
**Taxable Value:** 66,602  
**Seller's Annual Property Tax:** 4,146  
**School District:** Manistee

**SEV:** 66,700  
**Tax Year:** 2025  
**Zoning:**  
**For Tax Year:** 2025  
**Homestead %:** 0  
**Special Assmt/Type:** none

**Additional Details:**  
**Additional Features:** Barrier Free  
**Air Conditioning:** Central Air  
**Below Grade:** Basement; Full  
**Business Includes:** Real Estate  
**Business Opportunity:**  
**Construction Type:** Block; Concrete; Frame/Wood  
**Docs at List Office:** Aerial Photo

**Docs Req Conf Agrmnt:**  
**Driveway:**  
**Exterior Material:**  
**Heat Source:**  
**Heat Type:**  
**Income and Expenses:**  
**Ownership:**  
**Purchase Terms Avail:**  
**Roofing:**  
**Sale Conditions:**  
**Send to Econ Dev Org:**

**Leases:**  
 None  
 Brick; Concrete  
 Natural Gas  
 Forced Air  
 LLC; Proprietorship  
 Cash; Conventional  
 Rubber  
 None  
 MEDC; SWMI First, Region 5

**Sewer:** Public Sewer  
**Foundation:** Brick/Mortar; Stone  
**SqFt Information:**  
**Street Type:** Paved; Public  
**Tenant Pays All:**  
**Uses:** Bar/Tavern/Lounge; Professional Service; Professional/Office; Restaurant; Retail; Other  
**Util Avail at St:** Cable Available; Electricity Available; Natural Gas Available; Phone Available; Storm Sewer  
**Utilities Attached:** Cable Connected; Electricity Connected; Natural Gas Connected  
**Water:** Public Water  
**Water Fea. Amenities:**  
**Water Type:**

**Public Remarks:** Retail Opportunity in Historic Downtown Manistee Prime retail building in the heart of downtown Manistee, currently leased as the popular Murdick's Fudge Shoppe. This 1,632 sq. ft. building features a beautifully updated interior with renovations completed within the last two years, offering a modern and well-maintained space while maintaining the charm of the historic downtown district. Located just steps from the scenic Manistee River, the storefront enjoys excellent visibility and foot traffic. Directly across the street is access to the riverwalk, connecting visitors and locals to the waterfront, marinas, shops, and restaurants that make downtown Manistee a vibrant destination. A fantastic investment opportunity in one of Northern Michigan's most charming and active downtown districts.

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