480 E Parkdale Avenue, Manistee, MI 49660 **26016881** Commercial Sale Active **$1,325,000**

Provided as a courtesy of
Heather LaVanture
CENTURY 21 Northland
466 1st Street
Manistee, MI 49660
Office - (231) 357-0872
heather.lavanture@c21northland.com
http://www.c21northland.com

County:	Manistee	**Modifier:**		**Cross Streets:**	M-55
Property Sub-Type:	Business Opportunity	**Area:**		**Sub-Area:**	
Municipality:	Manistee Twp	**Subdivision:**		**Principal Road:**	Yes
Builder Name:		**Ownership Type:**	Private Owned		
Auction or For Sale:	For Sale	**List Price/SqFt:**	139.47	**Prop Avail for Lease?:**	No
On-Market Date:		**Current Bldg Use:**	Detail shop	**Date Available:**	04/20/2026
Former Listing Key:					
New Construction:	No	**Construction Status:**		**Lot Measurement:**	Acres
Lot Square Footage:	55,125	**Lot Acres:**	1.27	**Lot Dimensions:**	irregular
Year Built:	2021	**Road Frontage:**	190	**Mineral Rights:**	Unknown
Listing Number Display:		**Year Remodeled:**		**Total # Units:**	4
# of Diff Unit Floor Plans:	4	**# Fin Bldg Lvls:**	1,100	**Total # Bldgs:**	4
Total SqFt:	9,500	**Total Net SqFt:**		**Property Use Type:**	Business
Restrooms:	2	**Total Baths:**	3	**Waterfront:**	No
Body of Water:		**School District:**	Manistee	**Statewide Lakes & Rivers:**	
Elementary School:		**Middle School:**		**High School:**	
Tax ID #:	07-820-018-10	**Taxable Value:**	181,952	**SEV:**	223,500
For Tax Year:	2026	**Seller's Annual Property Tax:**	8,095	**Tax Year:**	2026
Homestead %:	0	**Spec Assessment & Type:**	None known	**Non-Conforming Use:**	
Zoning:	Res/ commercial				

Public Remarks: Live, work, and grow--all in one location!Prime Multi-Use Opportunity on US-31! Endless possibilities await with this versatile commercial and residential property located along high-visibility US-31. Offering approximately 4,800 sq ft of main-level space, this property is perfectly suited for entrepreneurs, investors, or those seeking a live/work setup. The commercial building features three expansive bays currently utilized for vehicle detailing, along with a dedicated office, break room, and two bathrooms--providing a functional layout for a variety of business operations. Above, a 1,200 sq ft upper-level loft offers unlimited potential for storage, workspace, or future customization to suit your needs. Additional outbuildings enhance the property's flexibility, including a newer 2-stall garage equipped with 60-amp service, 220 electric, and RV hookup--ideal for hobbyists, contractors, or additional income opportunities. A separate single-stall garage adds even more utility.

Sold Price/SqFt: **Status Comments:**

Legal: See Legal in Documents. Too lengthy.
Directions: US 31 in Manistee, North of M-55 to large mailbox on the North side.

Additional Details: Total Parking Spaces: 12; Grd Lvl OH Doors: 4; Ceiling Height: 17; Power/Phase: single phase; Power/Voltage: 240/400amp
Property Use: Business
Water Fea. Amenities: Public Access 1 Mile or Less
Uses: Auto Service; Distribution; Institutional; Manufacturing; Professional Service; Professional/Office; Recreation; Retail; Storage; Other
Ownership: LLC
Business Includes: Real Estate
Construction Type: Pole/Wood
Exterior Material: Aluminum Siding
Roofing: Composition

Foundation: Slab
Below Grade: None
Sewer: Public Sewer
Water: Well
Utilities Attached: Natural Gas Connected
Util Avail at St: Cable Available; Electricity Available; High Speed Internet; Natural Gas Available; Phone Available
Heat Source: Natural Gas
Heat Type: Forced Air
Driveway: Asphalt; Concrete

Street Type: Paved; Public
Purchase Terms Avail: Cash; Conventional
Docs at List Office: Aerial Photo
Sale Conditions: None
Unit 1: Unit Description: Garage; SqFt: 6,000; Occupied: Yes; # Baths: 2
Unit 2: Unit Description: 2 Stall Garage
Unit 3: Unit Description: Single Garage
Unit 4: Unit Description: Home; # HVAC: 2
Possession: Negotiable

Latitude:	44.269409			**Longitude:**	-86.293626
Days on Market:	6	**List Price:**	1,325,000		

LA: Virginia Pelton; (231)690-0852; gini@c21northland.com
LO: CENTURY 21 Northland; (231)723-6100; info@c21northland.com
LO: CENTURY 21 Northland; (231)723-6100; info@c21northland.com
CLO: Century 21 Northland; (231)929-7900; jkudary@c21northland.com

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