



84 Cypress Street | Manistee, MI 49660

SALE PRICE:	\$600,000
LOT SIZE:	0.51 ACRES
BUILDING SIZE:	17,274 SF
YEAR BUILT:	1920
ZONING:	COMMERCIAL

PROPERTY OVERVIEW

This superbly located 0.51 Acre parcel was home to the historic Wahr Hardware store for decades. The property includes over 17,000 SF of existing retail buildings and is located just blocks from Downtown Manistee and the river walk and a short distance to beautiful beaches along the Lake Michigan shoreline. The property consists of half of an entire block with frontage on Cypress St (US-31), Division St and Clay St. Sale includes 84 Cypress St, 85 Division St, and 87 Division St. Continue to use the buildings or repurpose the property for your development ideas.

PROPERTY HIGHLIGHTS

- Large Retail / Redevelopment Parcel
- Frontage and Access to US-31
- Corner Lot

KEVIN ENDRES, PE, SIOR, CCIM | Owner | Broker | 231.929.2955 | kendres@threewest.com



POTENTIAL DEVELOPMENT PROPERTY FOR SALE

84 Cypress Street



KEVIN ENDRES, PE, SIOR, CCIM // Owner | Broker // 231.929.2955 // kendres@threewest.com

www.threewest.com

3W THREE WEST
COMMERCIAL



POTENTIAL DEVELOPMENT PROPERTY PROPERTY FOR SALE

84 Cypress Street



KEVIN ENDRES, PE, SIOR, CCIM // Owner | Broker // 231.929.2955 // kendres@threewest.com

www.threewest.com

3W THREE WEST
COMMERCIAL



POTENTIAL DEVELOPMENT PROPERTY FOR SALE

84 Cypress Street

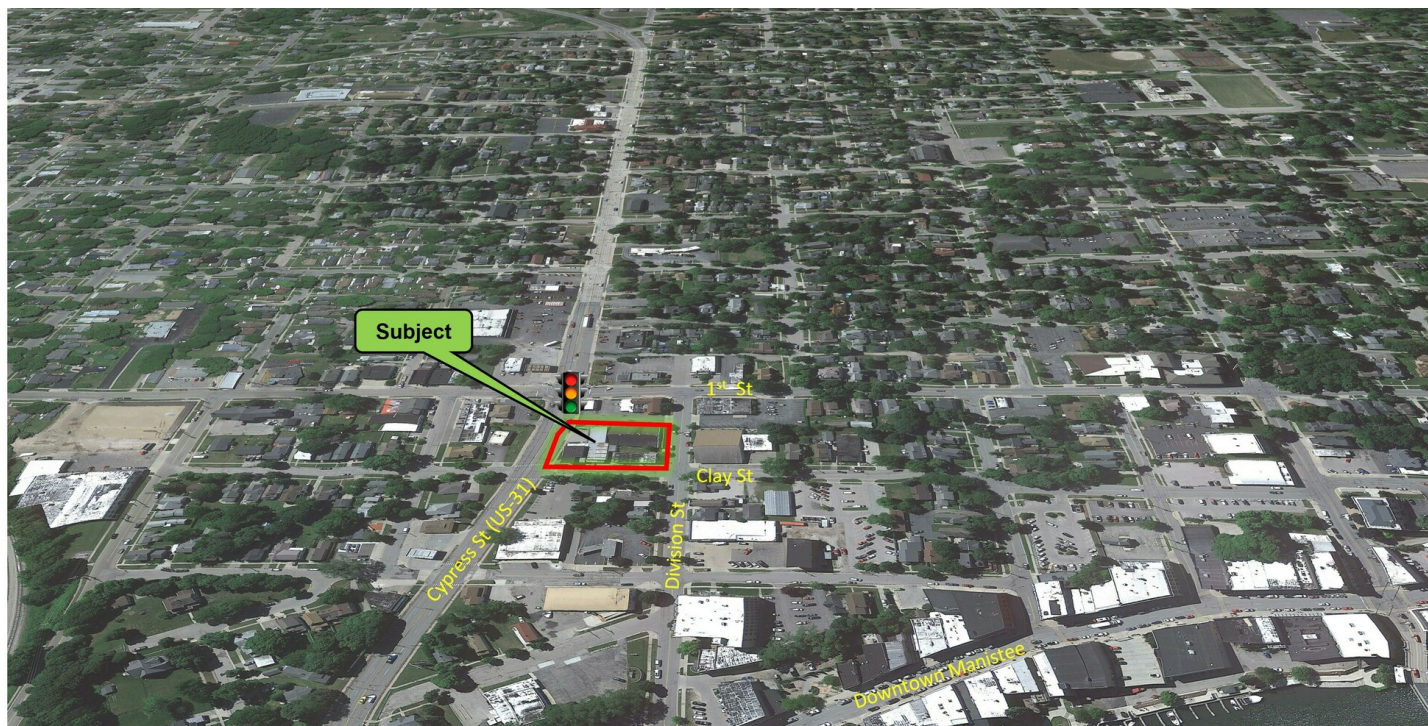


KEVIN ENDRES, PE, SIOR, CCIM // Owner | Broker // 231.929.2955 // kendres@threewest.com



POTENTIAL DEVELOPMENT PROPERTY PROPERTY FOR SALE

84 Cypress Street



KEVIN ENDRES, PE, SIOR, CCIM // Owner | Broker // 231.929.2955 // kendres@threewest.com

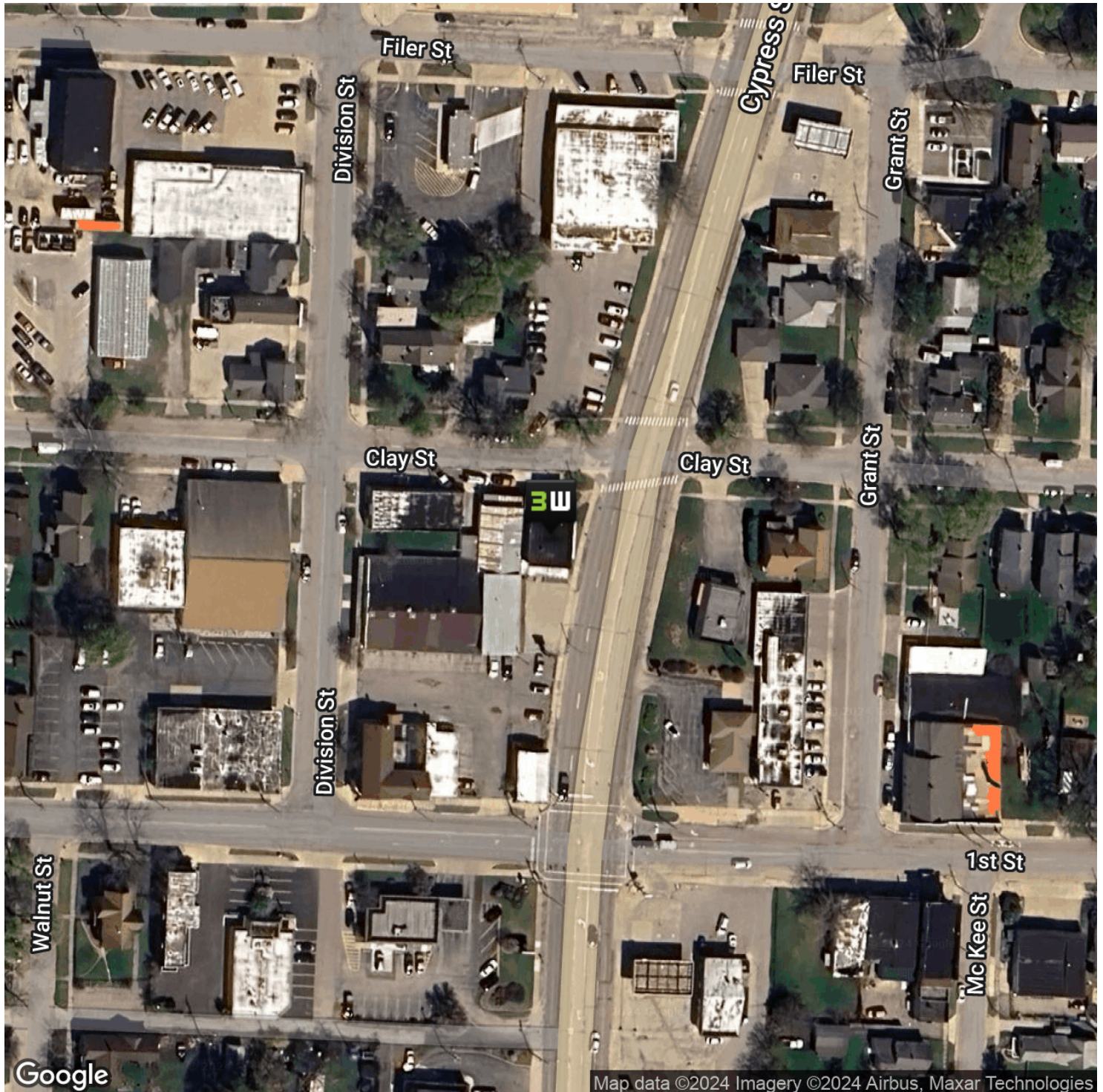
www.threewest.com

3W THREE WEST
COMMERCIAL



POTENTIAL DEVELOPMENT PROPERTY FOR SALE

84 Cypress Street



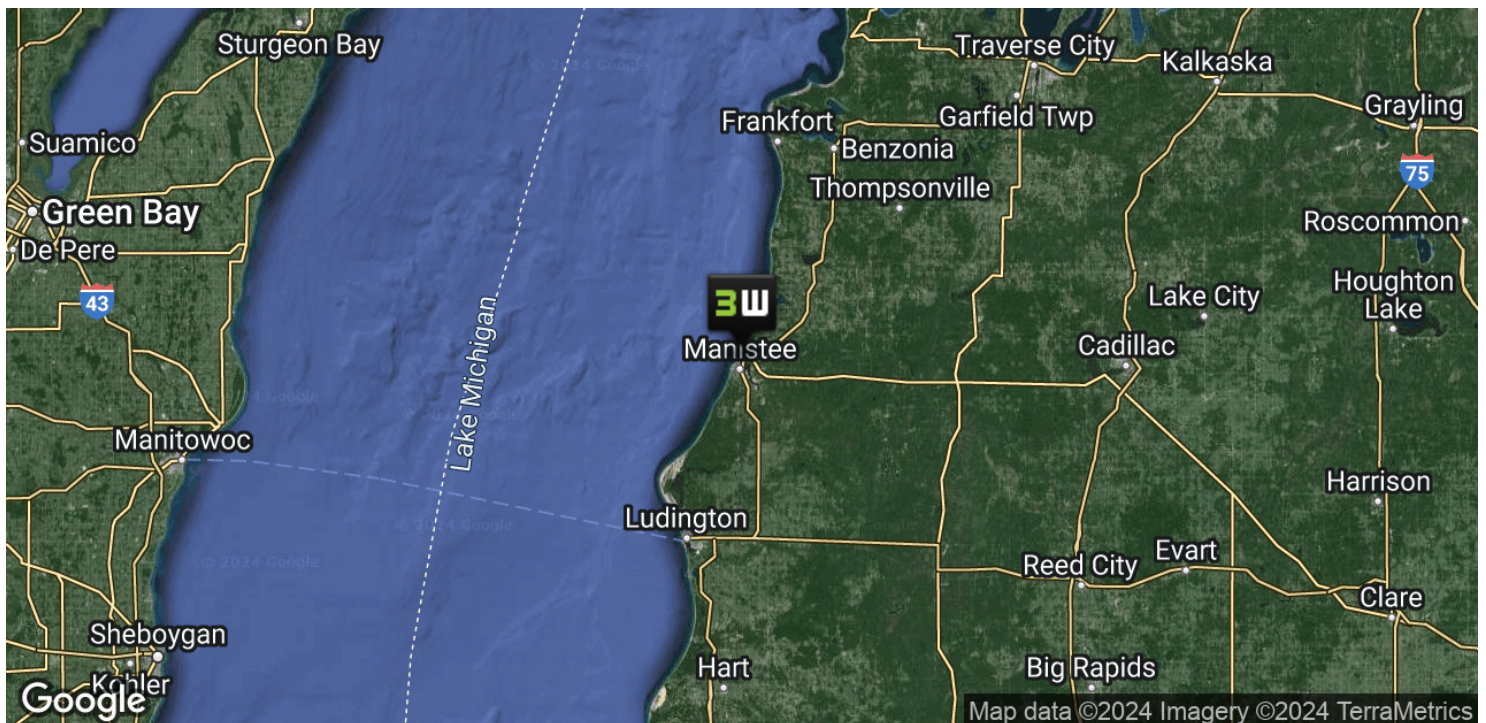
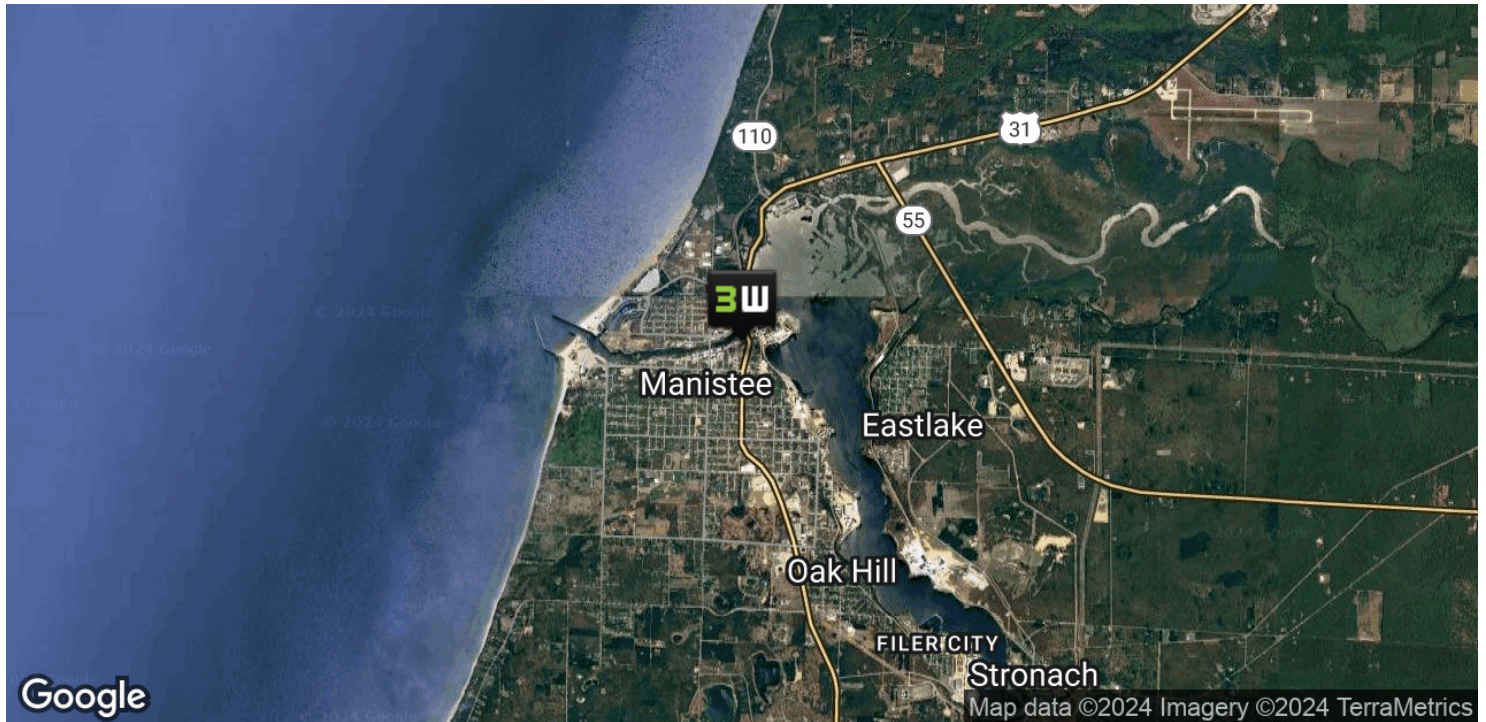
KEVIN ENDRES, PE, SIOR, CCIM // Owner | Broker // 231.929.2955 // kendres@threewest.com

www.threewest.com

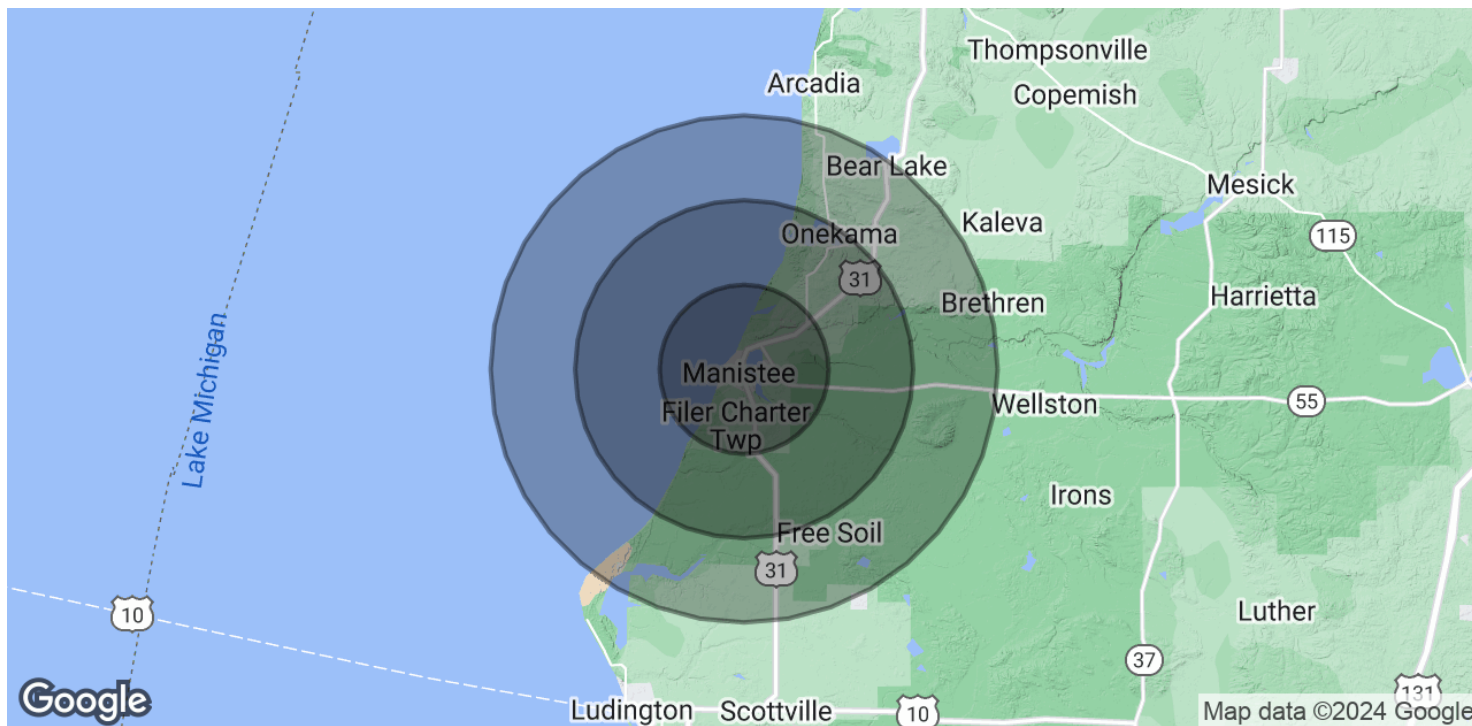
3W THREE WEST
COMMERCIAL



84 Cypress Street



KEVIN ENDRES, PE, SIOR, CCIM // Owner | Broker // 231.929.2955 // kendres@threewest.com



POPULATION

	5 MILES	10 MILES	15 MILES
Total Population	10,947	14,755	20,864
Average Age	48.5	49.7	50.3
Average Age (Male)	48.3	49.3	49.7
Average Age (Female)	48.5	50.8	51.8

HOUSEHOLDS & INCOME

	5 MILES	10 MILES	15 MILES
Total Households	6,147	8,502	12,669
# of Persons per HH	1.8	1.7	1.6
Average HH Income	\$48,456	\$48,432	\$46,246
Average House Value	\$146,435	\$163,173	\$171,857

2020 American Community Survey (ACS)

KEVIN ENDRES, PE, SIOR, CCIM // Owner | Broker // 231.929.2955 // kendres@threewest.com