

# BEFORE





# Blue Fish Grill

312 River Street, Manistee

COMPLETED 2013

## Project overview

The building was vacant since the last operating restaurant closed in December 2008 and never reopened. The gateway building spans 12,000 square feet, with two above-ground stories and a walkout basement lower level to the riverfront, with 100 feet of river frontage. The signature property was underutilized and acquired by Blue Fish Kitchen LLC. At the time of Blue Fish Kitchen LLC's interest, the property was owned by a bank and going through foreclosure. The building was an eyesore and rehab activities included a new layout of kitchen area, new kitchen equipment, fixtures, mechanical repair and replacement, interior and exterior painting, and exterior brickwork repair. The main floor serves as a restaurant and the second floor is a banquet/reception facility. The project rehabilitated the property that sits alongside the Manistee River and has a great deck where guests can watch boats and freighters.

**MEDC investment:** \$330,000 Community Development Block Grant

**Manistee DDA:** \$70,000 Loan; \$15,000 Façade grant

**Private investment:** \$585,000

**Jobs:** 22