# **FOR SALE**

415 W. Kalamazoo Street, Lansing, MI





### PROPERTY INFORMATION:

- 15,000 SF 3-story office building on 0.60 acres located near the Capitol
- Built in 1966
- On-site gated parking with 51 vehicle spaces
- 3,950 SF house also available for \$249,000

#### **ESTIMATED EXPENSE DATA:**

- Insurance: \$4.000
- Utilities: \$42,000
- Snow & Lawn Care: \$3,000
- Building Maintenance: \$7,000

SALE PRICE:

\$1,295,000

CASH OR NEW MORTGAGE

#### FOR MORE INFORMATION:

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**AREA INFORMATION:** 

# 4 Blocks

To State Capitol Building

# 0.6 Miles

I-496 Highway Entrance

## 3.3 Miles

To Michigan State University

## 5.3 Miles

To Capital Region International Airport

### Near

To Lansing Community College, City Hall, Washington Square, and Lansing Center

CITY OF LANSING TAX DATA	
Parcel Number	33-01-01-16-354-122
2022 SEV	\$780,500
2022 Taxable Value	\$780,500
2021 Taxes	\$59,201±
Zoning	Office

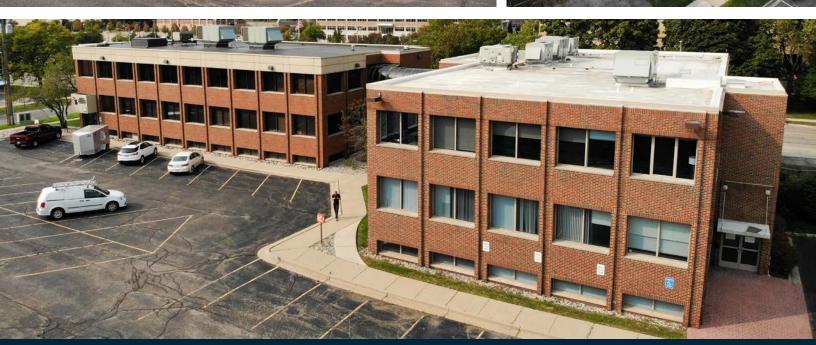
### FEATURES:

- Steel structure w/brick veneer
- Totally renovated in 2007
- 4 rooftop HVAC units
- Flat/rubber membrane roof
- Full size elevator
- Generator to power emergency services
- Server room w/dual AC systems & fire suppression
- Beautiful finishes throughout
- Furniture can be available
- 2'x 2' regular ceiling tile w/2'x2' LED light fixtures
- City of Lansing Water & Sewer
- Security system in place





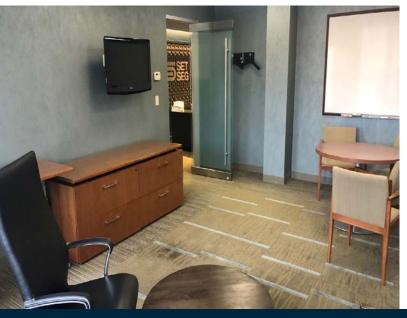














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