

# FOR SALE OR LEASE

417 N. Seymour Avenue, Lansing, MI



## Professional Office Space With On-Site Parking in Downtown Lansing

### SPACE AVAILABLE:

- 1st Floor: 500-3,907 SF for lease

### PROPERTY INFORMATION:

- 8,219 SF modern, barrier-free building on 0.50 acre site
- Built in 1968, renovated in 2006 and 2020
- Full floor available however could be modified to accommodate a smaller user
- Shared Conference and break room potentially available
- Generous on-site parking in Downtown Lansing; 55 spaces available, including covered parking
- Exterior and second floor newly remodeled
- Professionally managed
- Conveniently located in Lansing's Central Business District; 2 blocks from the State Capitol building

### SALE PRICE:

# \$595,000

CASH OR NEW MORTGAGE

### LEASE RATE:

# \$16.50

PSF/YR, + UTILITIES & JANITORIAL

### FOR MORE INFORMATION:

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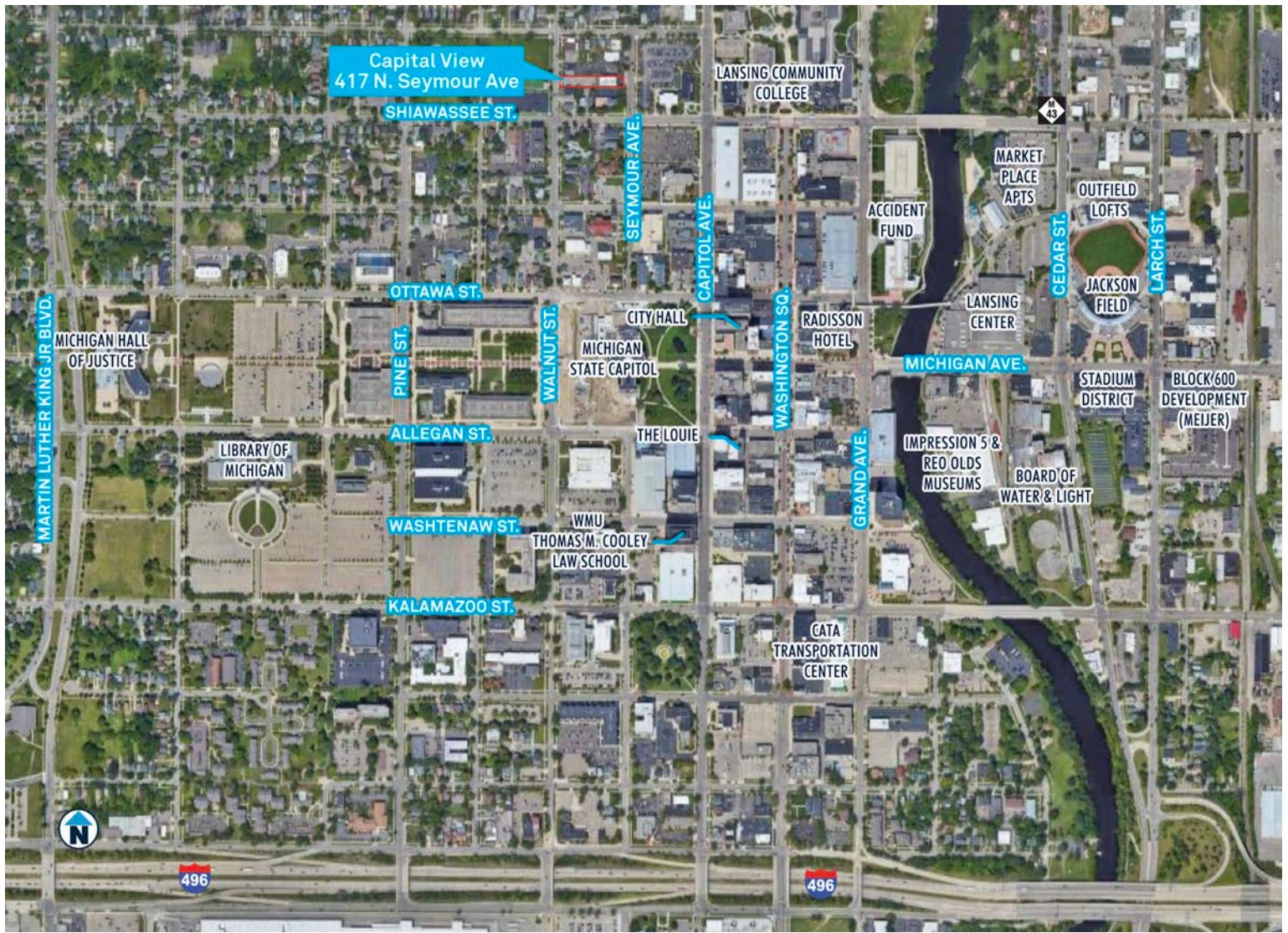
1111 Michigan Ave., Ste 300

East Lansing, MI 48823

517 351-2200

[martincommercial.com](http://martincommercial.com)





**AREA INFORMATION:**

**2 Blocks**

To State Capitol Building

**1.2 Miles**

I-496 Highway Entrance

**3.3 Miles**

To Michigan State University

**4.8 Miles**

Capital Region International Airport

**Walking Distance**

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

**Convenient To**

Parks, restaurants, and lodging

**CITY OF LANSING TAX DATA**

Parcel Number	33-01-01-16-132-112
2022 Assessed Value	\$239,200
2022 Taxable Value	\$222,489
2021 Taxes	\$16,561±

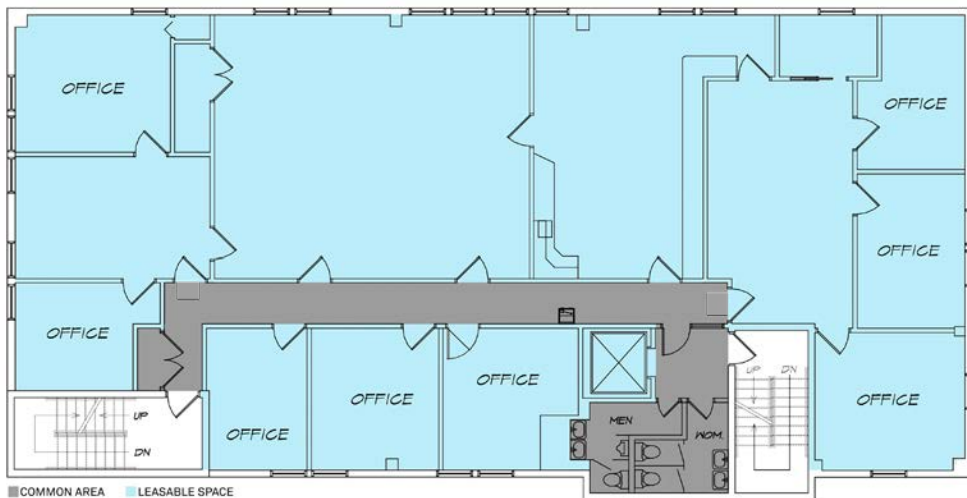
**ESTIMATED ANNUAL EXPENSES**

Utilities	\$20,300
Maintenance & Repairs	\$25,000
Janitorial	\$20,800
Services (trash/snow/landscaping)	\$16,600

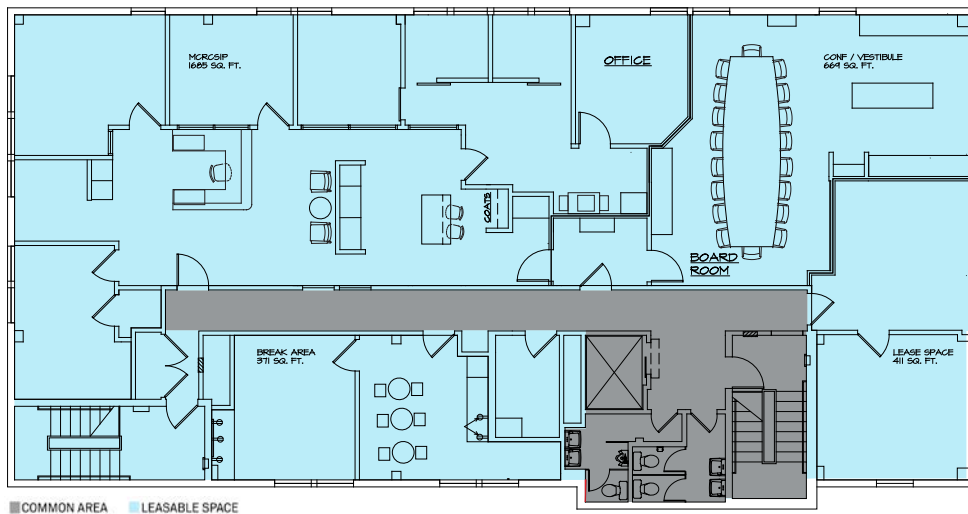


**FLOOR PLANS:** Ground floor allows access to the building and serves as the parking area and contains no rentable space.

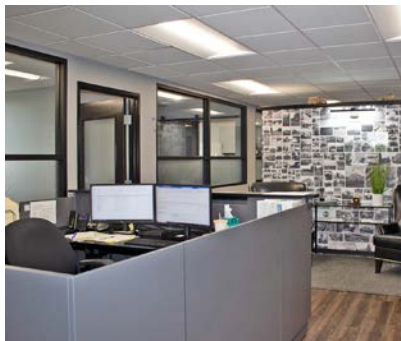
**FIRST FLOOR**



**SECOND FLOOR**

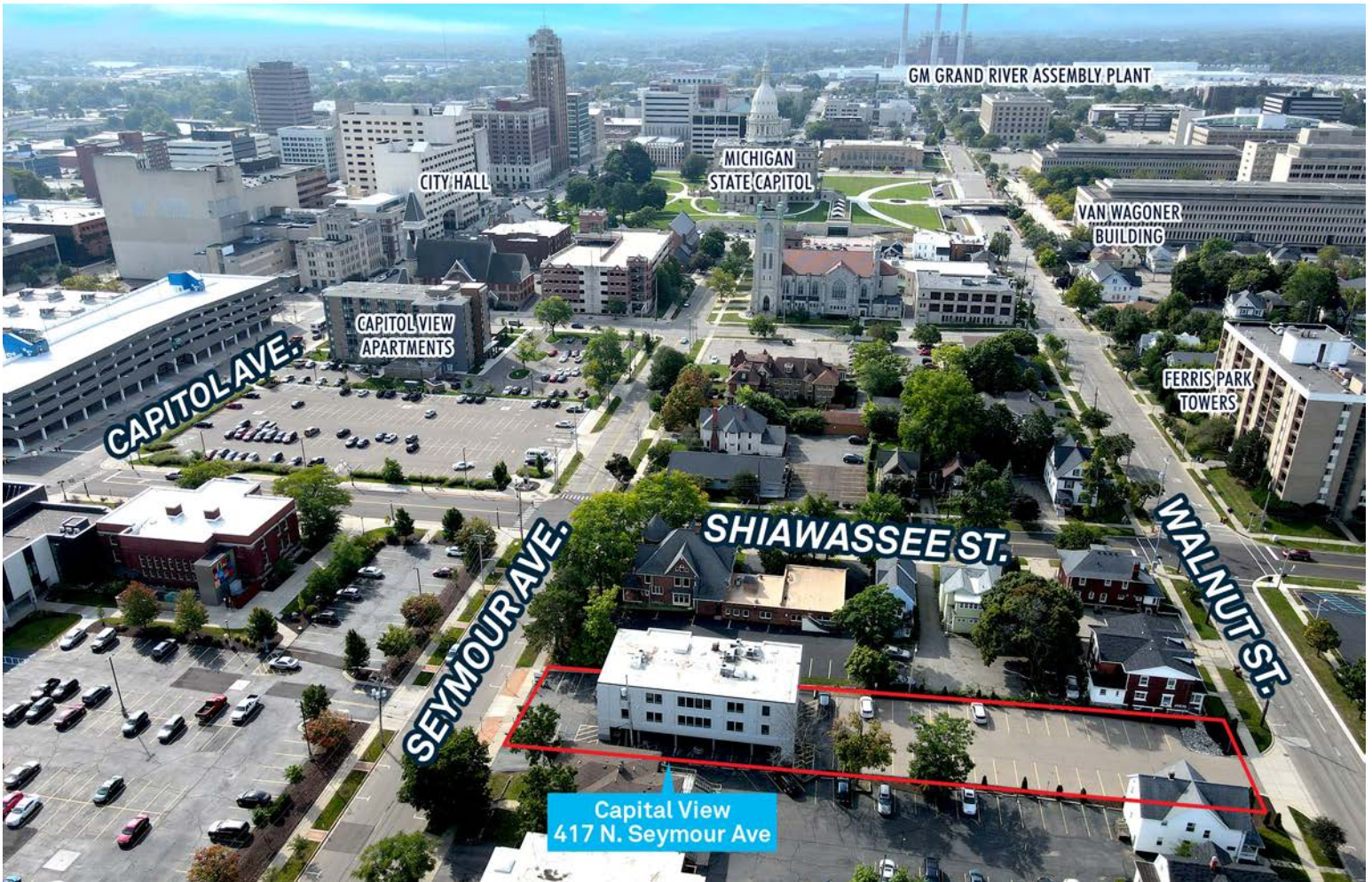


**PHOTOS: SECOND FLOOR**





PHOTOS: FIRST FLOOR



Capital View  
417 N. Seymour Ave