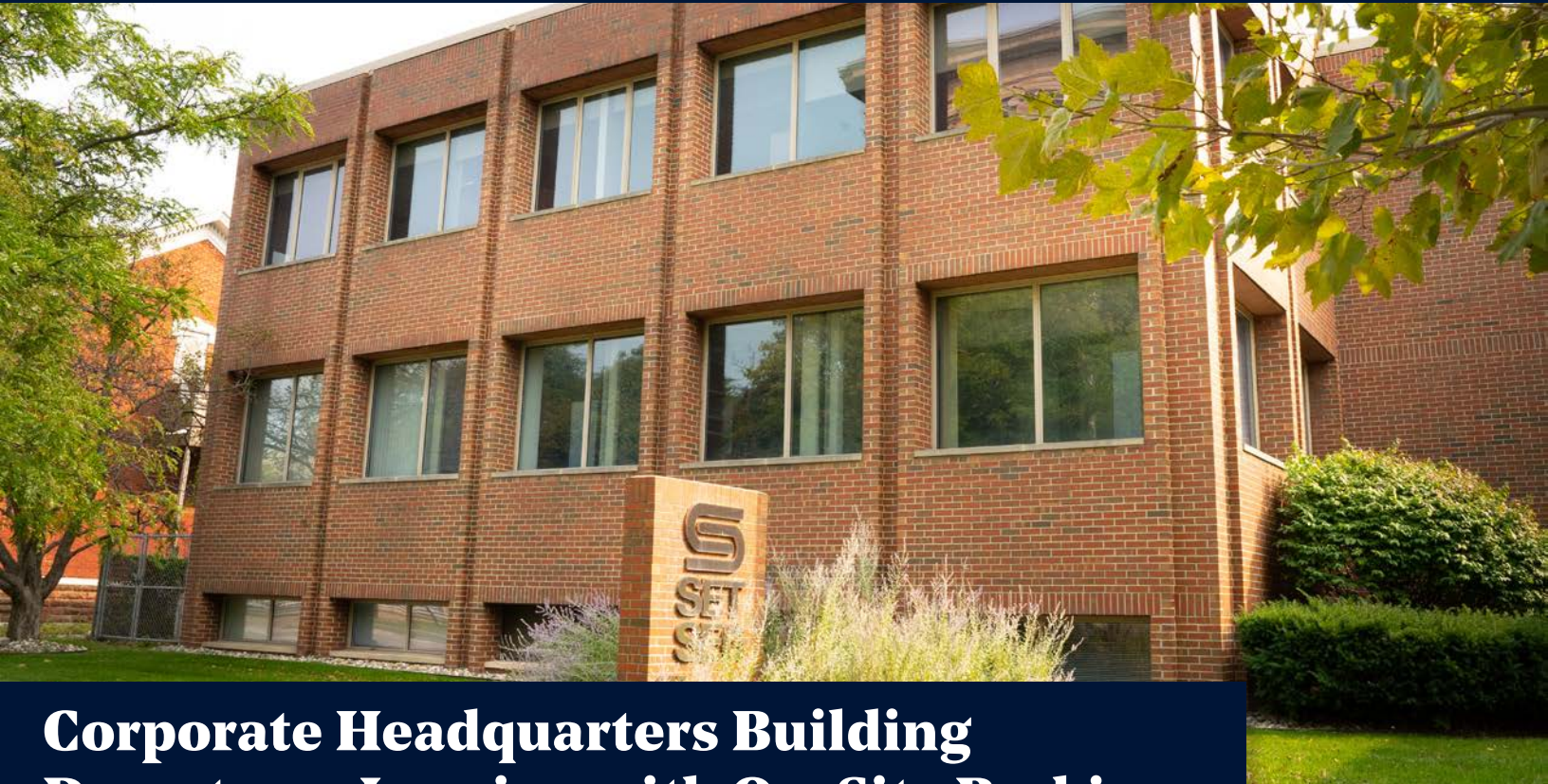


FOR SALE

415 W. Kalamazoo Street, Lansing, MI



Corporate Headquarters Building Downtown Lansing with On-Site Parking

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:

Eric F. Rosekrans, CCIM, CPM

Executive Vice President

Direct: 517 319-9209

eric.rosekrans@martincommercial.com

Thomas Jamieson, SIOR

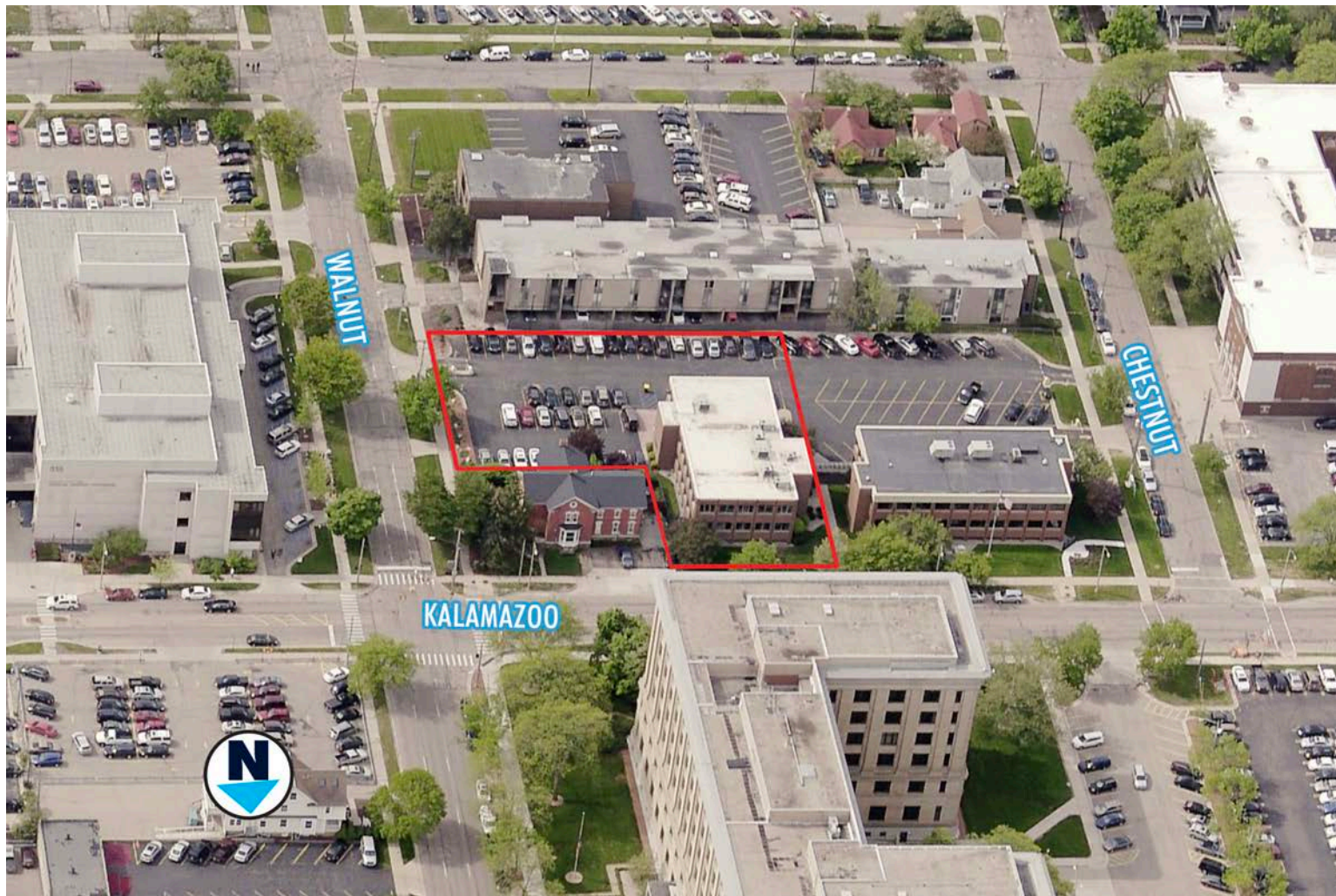
Senior Vice President, Office Advisor

Direct: 517 319-9235

thomas.jamieson@martincommercial.com

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1111 Michigan Ave., Ste 300
East Lansing, MI 48823
517 351-2200
martincommercial.com



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
2023 SEV	\$715,700
2023 Taxable Value	\$603,750
2022 Taxes	\$43,831±
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



