

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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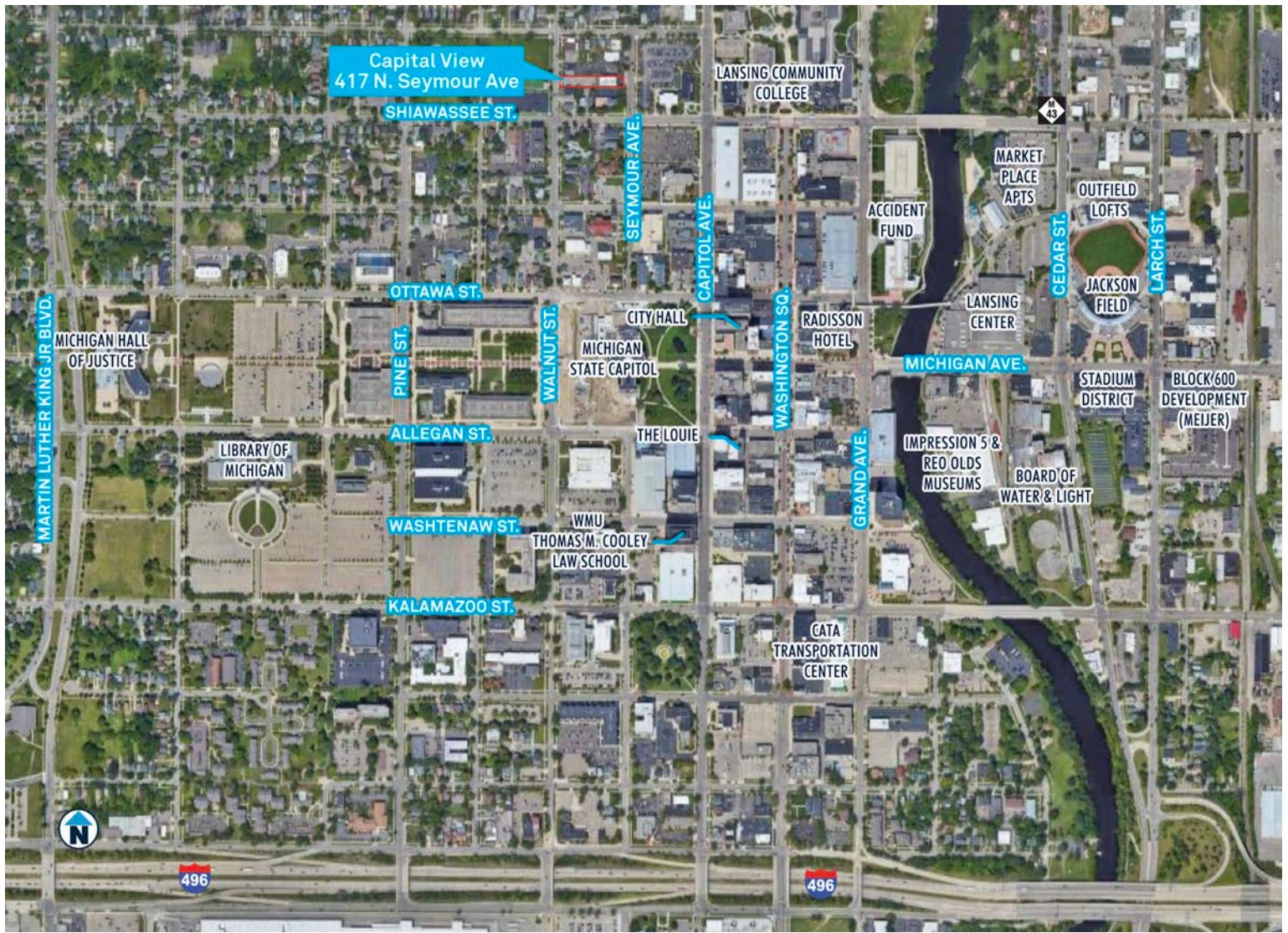
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1111 Michigan Ave., Ste 300

East Lansing, MI 48823

517 351-2200

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

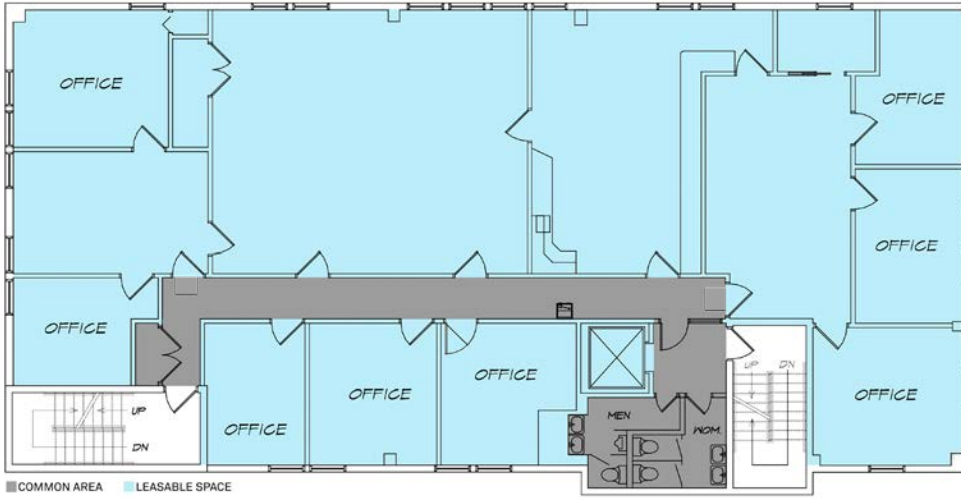
Parcel Number	33-01-01-16-132-112
2023 Assessed Value	\$239,200
2023 Taxable Value	\$233,613
2022 Taxes	\$16,960±

ESTIMATED ANNUAL EXPENSES

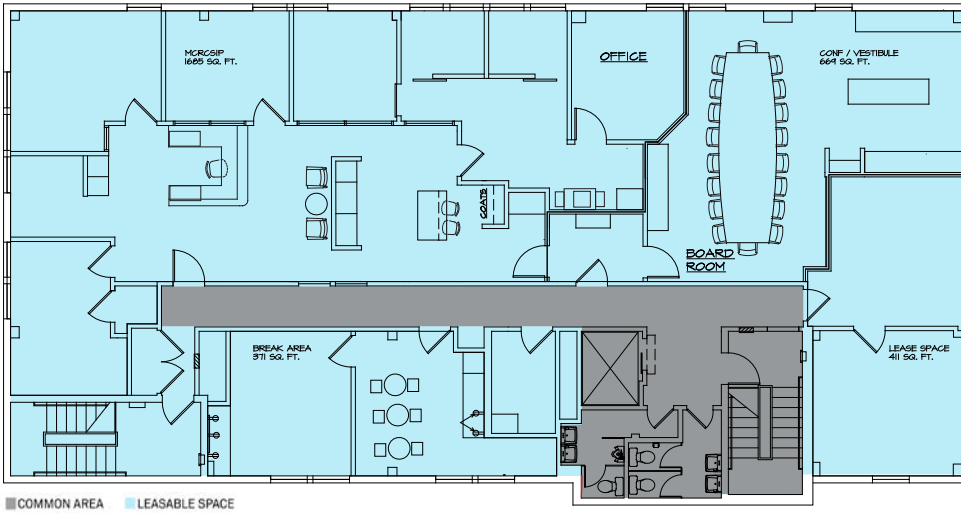
Utilities	\$18,100
Maintenance & Repairs	\$31,050
Janitorial	\$22,540
Services (trash/snow/landscaping)	\$12,300

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

