

RETAIL SERVICE SPACE | REDEVELOPMENT OPPORTUNITY

FORMER KOSITCHEK'S MENSWEAR ON WASHINGTON SQUARE



FOR SALE
113 N. Washington Sq.
Lansing, MI

BUILDING:
18,050 SF

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HISTORIC DOWNTOWN LANSING STOREFRONT WITH REDEVELOPMENT POTENTIAL

Originally constructed in the 1880s and prominently positioned along Washington Square, this 18,050 SF historic commercial property presents a unique opportunity for redevelopment or owner-user occupancy in the heart of Downtown Lansing.

The multi-level building features approximately 90 feet of frontage, a basement level, rear alley access, and DT-3 Downtown Core zoning, providing flexibility for a variety of future uses. Surrounded by government offices, major employers, restaurants, entertainment venues, and ongoing downtown investment, this highly visible asset offers an exceptional opportunity for redevelopment or retail/service user seeking a keystone location.

SALE PRICE:

\$395,000

CASH OR NEW MORTGAGE

PROPERTY FEATURES

 **SIZE:**
18,050 SF
Multi-Floor



PARKING:
Municipal and
Street



BUILT:
1881, Renovated
Throughout
The Years



UTILITIES:
Public Electricity,
Steam, Water
and Sewer



BUILDING SPECIFICATIONS:

| | |
|------------------------------------|--|
| Address: | 113 N. Washington Square, Lansing, MI |
| Parcel Number: | 33-01-01-16-183-072 |
| Building Size: | 18,050 SF± Above Grade, 6,378 SF± Below Grade & 584 SF± That Extends Under Washington Sq. Sidewalk |
| Year Built: | 1881 – Renovated Throughout the Years |
| Net Rentable SF: | 14,510 SF± |
| Roof | Flat Roof - Damaged area repaired but further inspection and care will be required. |
| Parcel Size: | 0.224 Acres |
| Frontage on Washington Sq.: | 90.06'± |
| Zoning: | DT-3-Downtown Core |
| Utilities: | Public, including Steam, Electricity, Sanitary Sewer and Public Water |
| Taxing Authority: | City of Lansing |
| 2026 SEV: | \$169,300 |
| 2026 Taxable Value: | \$120,321 |
| 2025 Taxes: | \$9,723 ± |





AERIAL VIEW:





AREA INFORMATION

5 Minute

walk to MI State Capitol

6 Minute

walk to Lansing Community College

0.6 Miles

to I-496

3.1 Miles

to Michigan State University

Near

restaurants, shopping, lodging and entertainment, near numerous developments underway

Convenient

to State Capitol, Washington Square and Lansing Center



DEMOGRAPHICS

| Proximity | 1-Mile | 3-Miles | 5-Miles |
|-------------------|----------|----------|----------|
| Population | 12,243 | 95,810 | 204,802 |
| Households | 6,136 | 42,356 | 85,247 |
| Average HH Income | \$58,315 | \$71,707 | \$76,116 |

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Martin Commercial Properties is a vertically integrated commercial real estate firm with an established track record of delivering superior service and unparalleled results to clients since 1962. Our experienced team efficiently serves clients nationally by combining big business benefits with the attentiveness to detail and insight that you would expect from a local firm. With offices in Lansing, Grand Rapids, and Tampa, we provide strategic advice and execution in five core lines of business including brokerage services, investment services, property management, property development, and corporate services.



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