

For Sale / 119 N Washington, Lansing, MI 48933

INVESTMENT OPPORTUNITY Downtown Office Building



This 33,728 SF, 4-story office structure is located in the heart of the Lansing CBD on the corner of Washington Square and Ottawa Street. The building is anchored by the YMCA along with Lansing Art Gallery.

KEY FEATURES

- + \$2,700,000 (Cash or new mortgage)
- + Current NOI: \$210,740±
- + Cap rate: 7.8%
- + Rent roll & operating statements available upon execution of confidentiality agreement

PROPERTY FEATURES

- + 33,728 SF prof. managed, barrier-free office building,
- + Approximately 0.28 acres
- + Zoned office
- + Building has passenger and freight elevators
- + Metered doorstep parking and ramps nearby
- + Brick/steel structure
- + 4th floor available for storage rental
- + Common conference room

ERIC F. ROSEKRANS, CCIM, CPM

Senior Vice President, Office Advisor

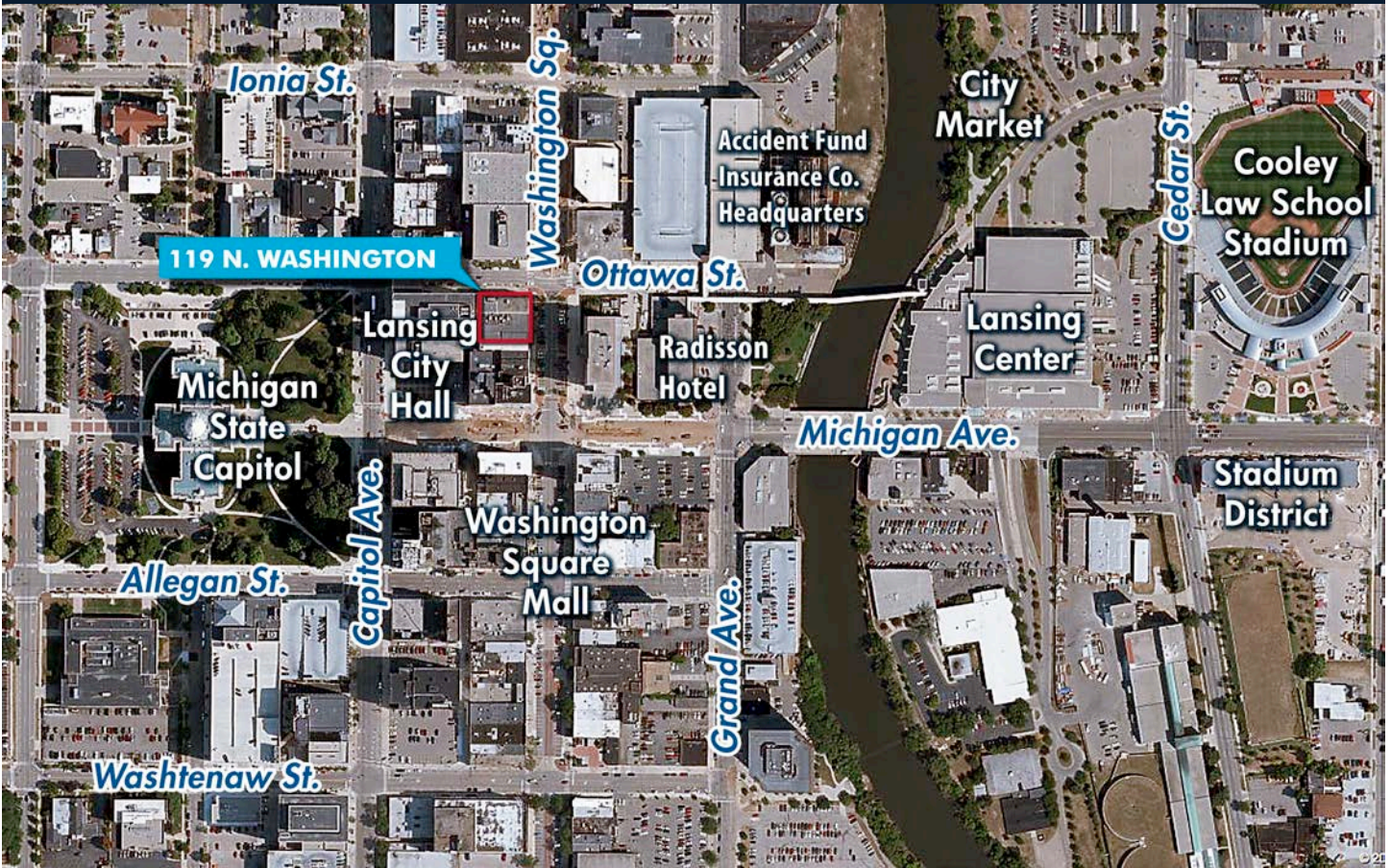
eric.rosekrans@martincommercial.com

Direct: 517 319-9209

Fax: 517 351-2201

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Investment Opportunity – Downtown Office Building



AREA HIGHLIGHTS

- + Located in the heart of downtown on the southwest corner of Washington Square and Ottawa Street
- + Home of YMCA Athletic Club
- + Walking distance to State Capitol and Radisson Hotel

2020 TAX DATA

Municipality	City Lansing
Parcel No.	33-01-01-16-183-113
SEV	\$1,159,400
Taxable Value	\$699,825
Taxes	\$52,674±

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