

For Sale / 415 W Kalamazoo & 400 S Walnut, Lansing, MI 48933

## CORPORATE HEADQUARTERS BUILDING Downtown Lansing with On-Site Parking

### Property Overview

15,000 SF office building with adjacent 3,950 SF house on 0.75 acres located near the Capitol with on-site gated parking.

### Sale Terms

- + \$1,395,000
- + Cash or New Mortgage

### Property Information

- + Approx. 15,000 SF 3-story office building built in 1966 on 0.60 acres
- + 3,950 SF house built in 1878 on 0.15 acres
- + 51 parking spaces
- + Zoned 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' tegular ceiling tile w/2'x2' LED light fixtures
- + City of Lansing Water & Sewer
- + Security system in place



### Area Highlights

- + Downtown office building with parking
- + 4 blocks from Capitol building
- + Accessible to restaurants and financial institutes
- + Easy access to I-496 and interstate system

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# CORPORATE HEADQUARTERS BUILDING

## Downtown Lansing With On-Site Parking



### City of Lansing Tax Data

- 415 W. Kalamazoo (15,000 SF)
- + Parcel No.: 33-01-01-16-354-122
- + SEV & Taxable Value: \$759,300
- + 2019 Taxes: Exempt

### 2019 Expense Data

- + Insurance: \$ 4,000
- + Utilities: \$ 42,000
- + Snow & Lawn Care: \$ 3,000
- + Building Maintenance: \$ 7,000

### 400 S. Walnut (3,950 SF)

- + Parcel No.: 33-01-01-16-354-151
- + SEV: \$128,200
- + Taxable Value: \$123,604
- + 2019 Taxes: \$9,303±

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