



2501 Coolidge Rd, Suite 300  
East Lansing, MI 48823  
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colliers.com

# For Sale

## 1245 N Larch St. | Lansing, MI 48906



### Redevelopment Criteria (With Adjacent Parcel)



Urban Opportunity Criteria | **30/35**



Proximity to Amenities | **23/25**



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**Prime Redevelopment Opportunity** located along the I-96 Business Loop within Lansing's Historic "Old Town" Neighborhood. This site contains 0.68 Acres with an adjacent 0.76 acres for sale for a 1.44 acre redevelopment site. Surrounding users include Speedway, Preuss Pets, The Cosmos, Absolute Gallery, Capital City Scuba & many more!

# Parcel Information

|                       |                                                                                                                          |
|-----------------------|--------------------------------------------------------------------------------------------------------------------------|
| Site Address          | 1245 N Larch St.<br>Lansing, MI 48906                                                                                    |
| Municipality          | City of Lansing                                                                                                          |
| Lot Size              | 0.677 acres                                                                                                              |
| Parcel #              | 33-01-01-09-280-142                                                                                                      |
| Land Use Description  | Misc. Commercial                                                                                                         |
| Zoning                | F COMM                                                                                                                   |
| Assessed Value (2022) | \$44,200                                                                                                                 |
| Taxable Value (2022)  | \$44,200                                                                                                                 |
| Property Tax (2022)   | \$3,416.78                                                                                                               |
| Legal Description     | E 42.5 FT LOT 4,<br>LOT 3, ALSO LOT 1<br>AND N 17.5 FT LOT<br>2 EXC PARTS USED<br>AS N LARCH ST R/W<br>BLOCK 5 ORIG PLAT |



Dashed line indicates adjacent 0.76 acre parcel currently for sale:  
527 E Cesar Chavez Ave | Lansing, MI 48906

**Sale Price | \$200,000**

# Surrounding Users



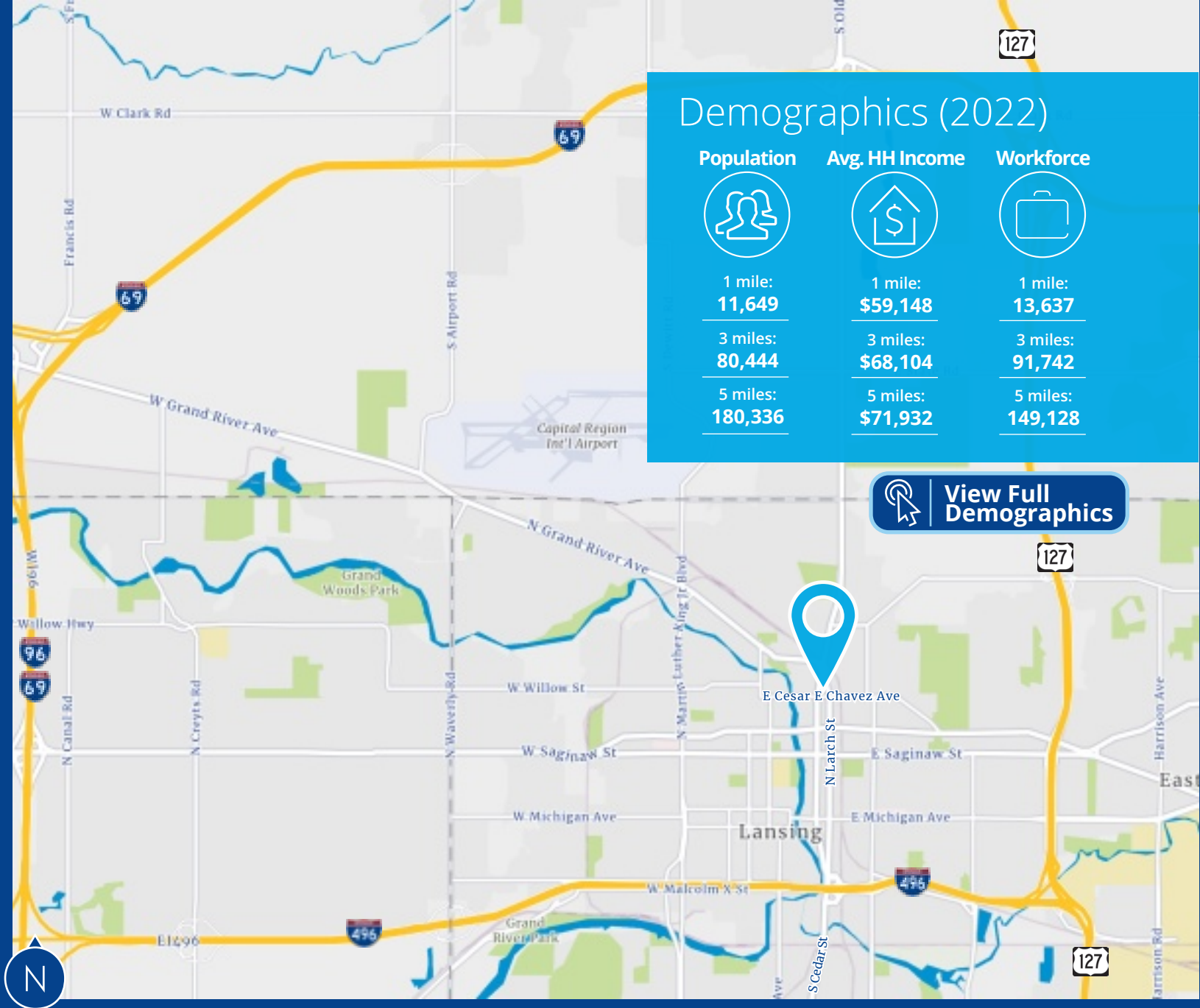
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