



Michigan Avenue Investment Opportunity

Property Highlights

- Steps from UM Health–Sparrow Hospital.
- On newly rebuilt Michigan Avenue corridor.
- New On-street customer parking.
- Fully occupied, stable mixed-use income.
- Renovated building in strong growth area.
- 2 commercial storefronts

Property Summary

Address	1456 E. Michigan Ave. Lansing, Michigan
Building Size:	5,886 SF
Units	4
Lot Size	8,210 SF
Year Built	1916 (renovated 2016)
Zoning	MX-3 Mixed Use
Occupancy	100%
Offering Price	\$569,000

For More Information



Jerome Abood

Associate Broker

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INCOME & EXPENSES

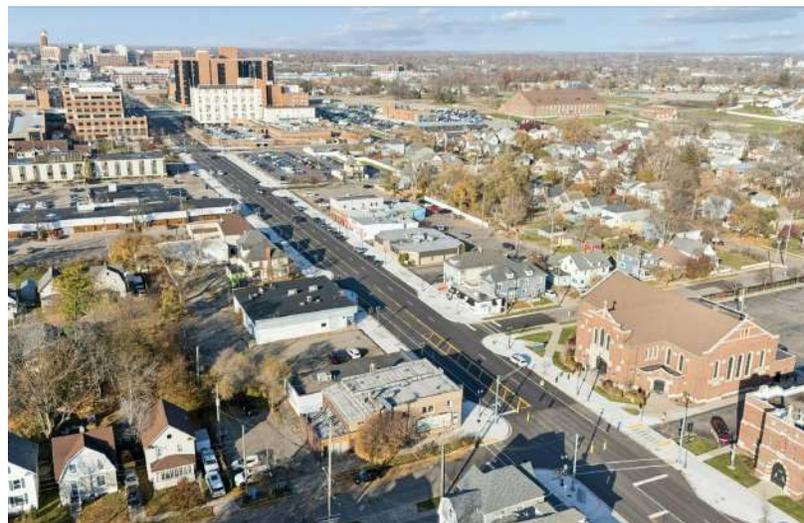
RENTAL INCOME

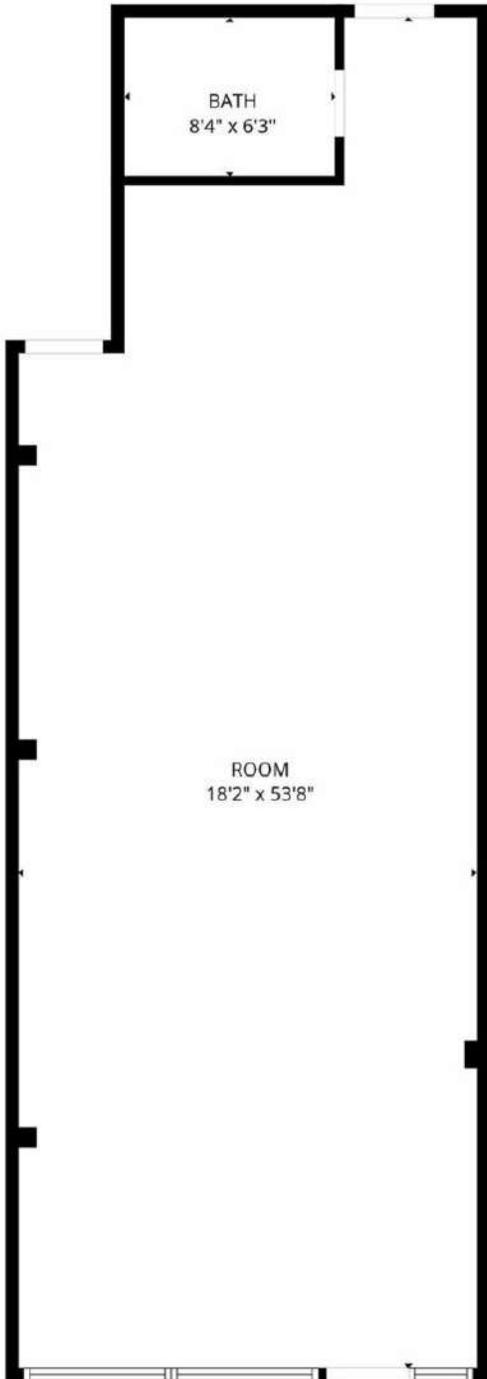
Residential Rental #1		\$1,300
Residential Rental #2		\$1,300
Commercial Rental - Jerusalem Bakery		\$2,000
Commercial Rental - St. Vincent		\$1,250
	Total	\$5,850
	Gross Profit	\$70,200

OPERATING EXPENSES

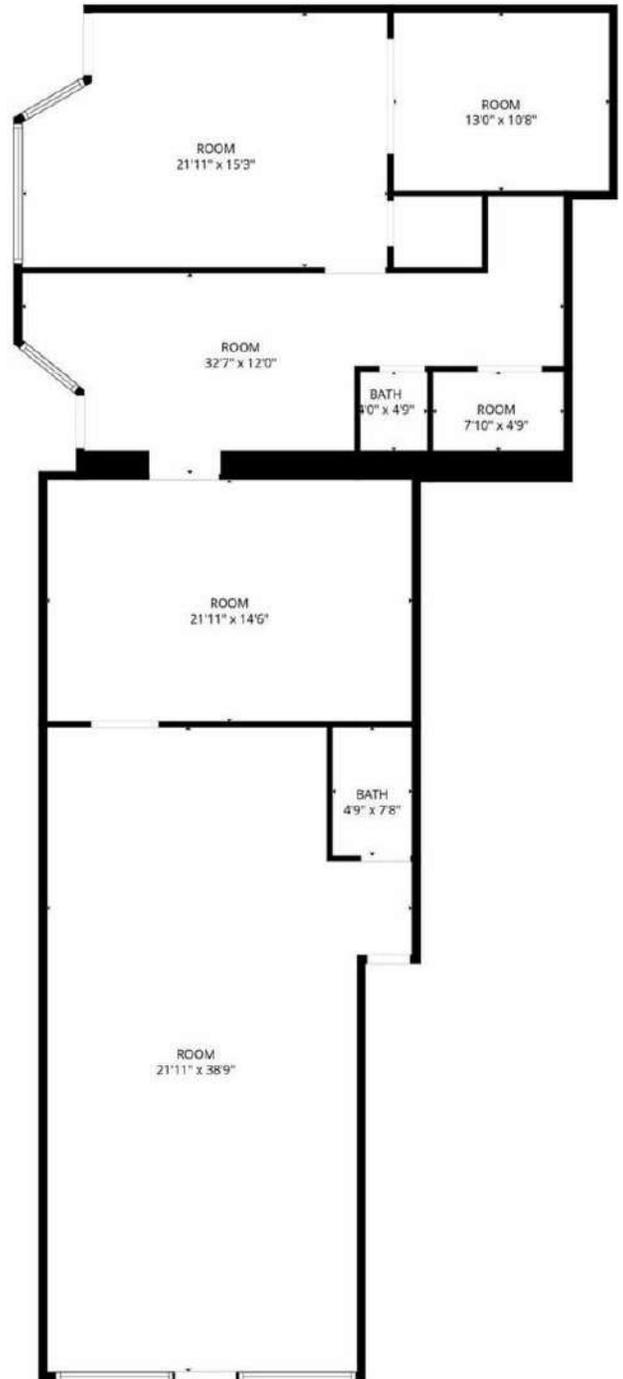
Real Estate Taxes		(\$13,000)
Property Insurance		(\$2,100)
Utilities		(\$1,800)
Repair & Maintenance		(\$2,500)
	Total	(\$19,400)
	NOI	\$50,800



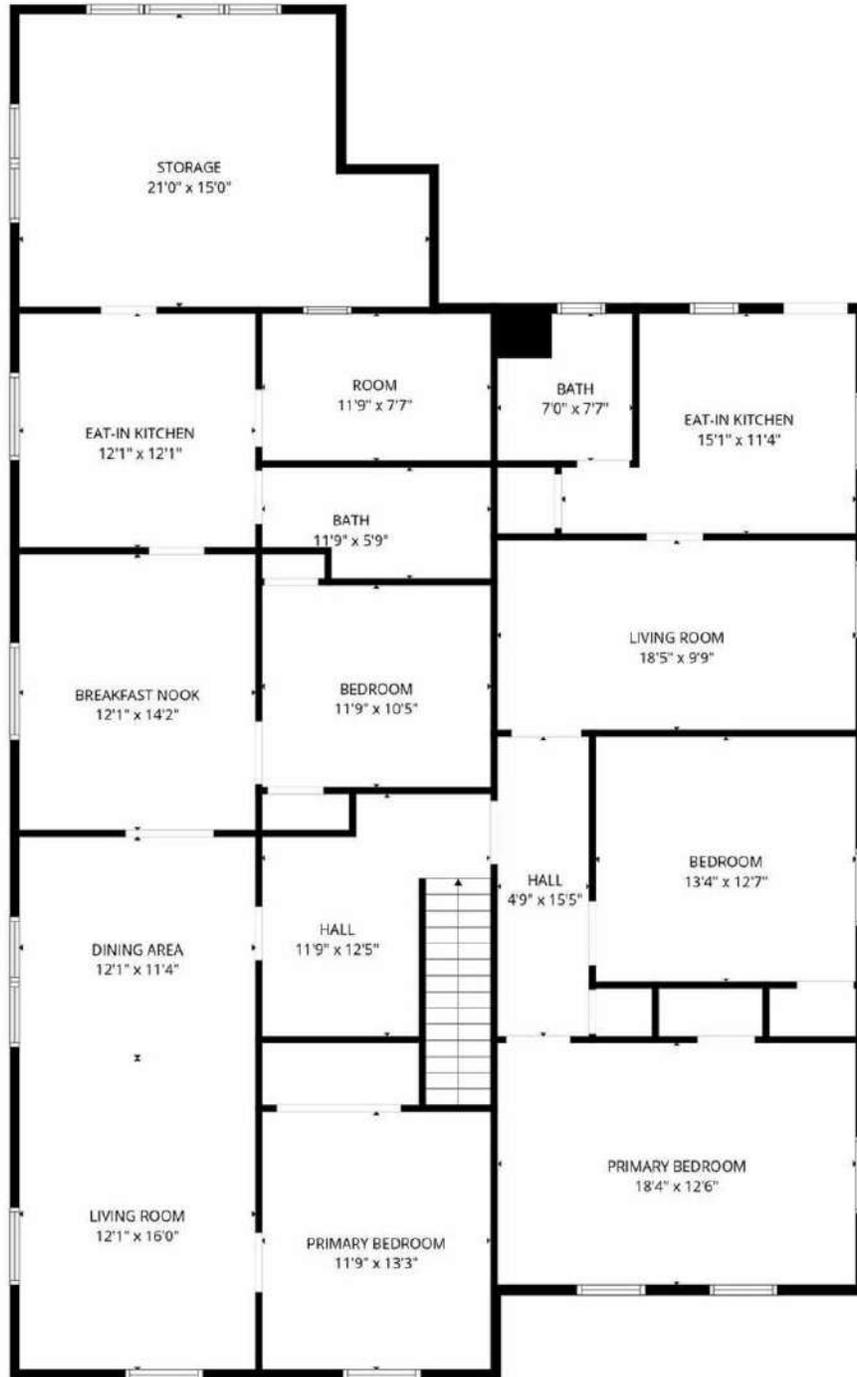




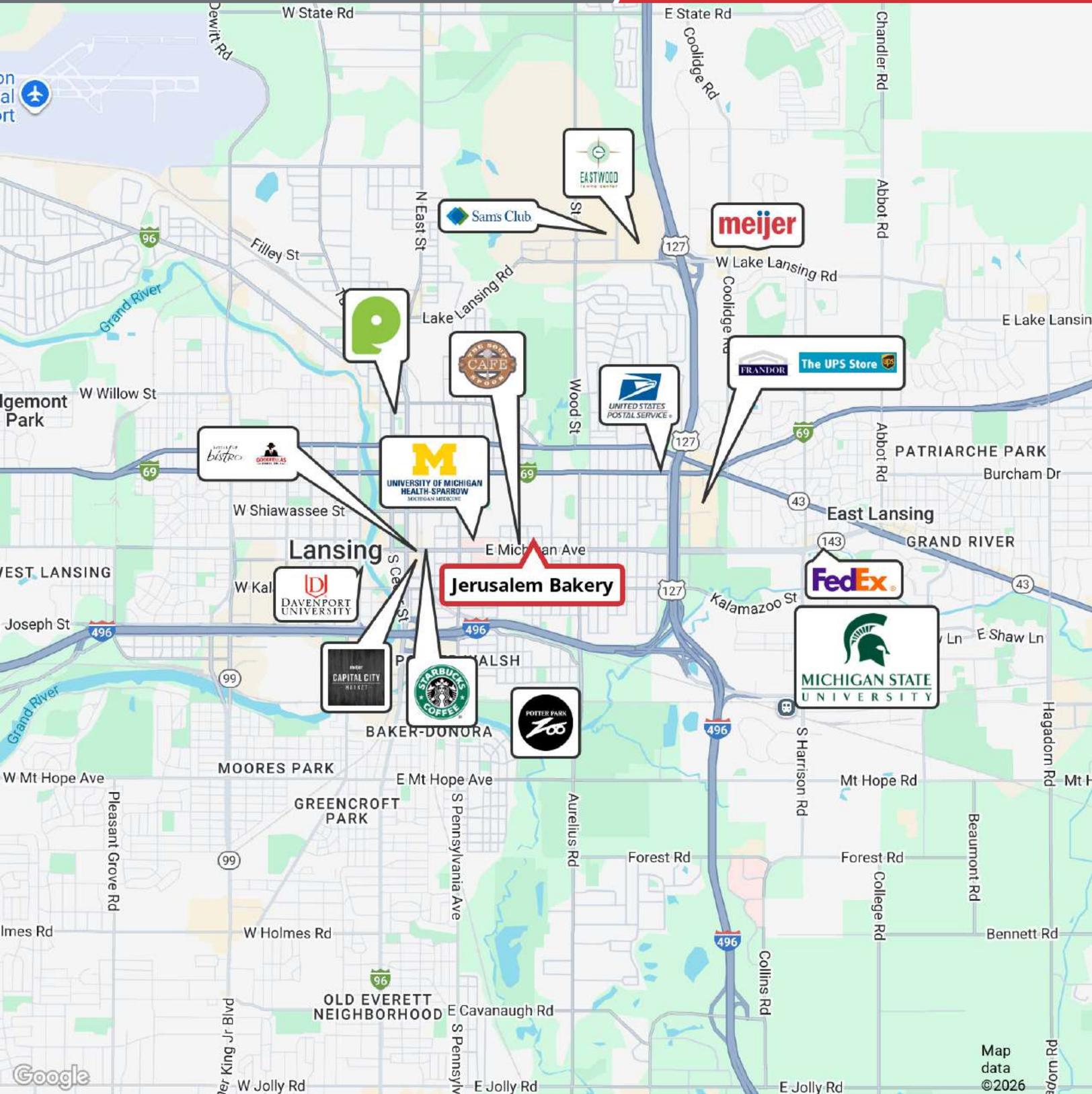
MEASUREMENTS ARE DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED



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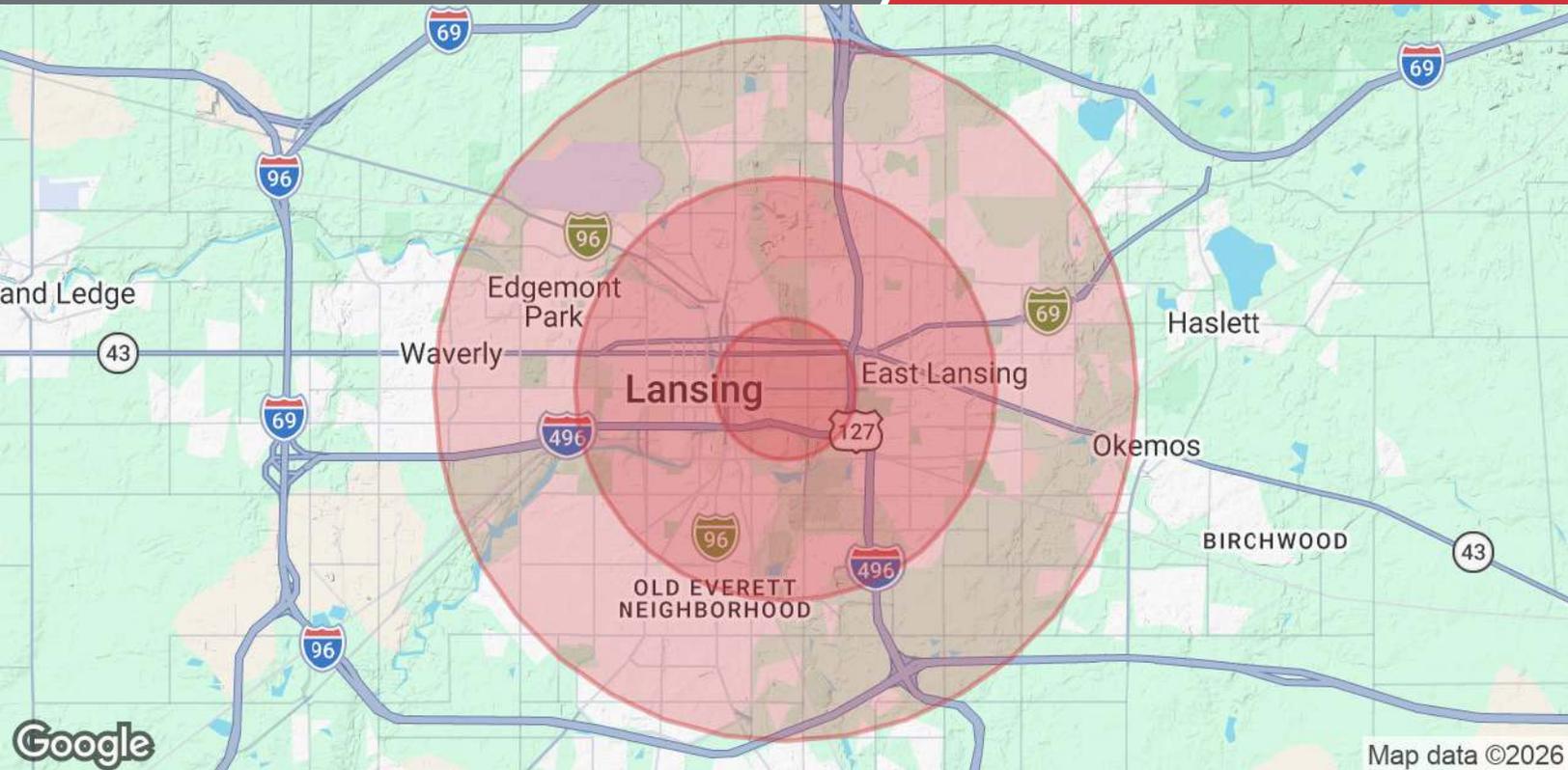


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Population	1 Mile	3 Miles	5 Miles
Total Population	13,337	95,697	191,434
Average Age	37	35	36
Average Age (Male)	36	34	35
Average Age (Female)	37	36	37
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	6,131	39,276	79,755
# of Persons per HH	2.2	2.4	2.4
Average HH Income	\$64,322	\$71,148	\$73,370
Average House Value	\$124,841	\$163,982	\$182,226

Demographics data derived from AlphaMap