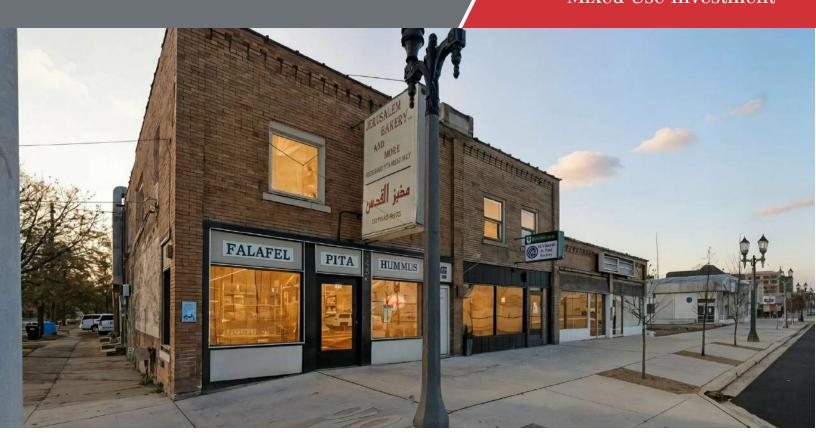
## Mid-Michigan

For Sale 5,886 SF | \$595,000 Mixed Use Investment



## 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	\$595,000

#### For More Information



Jerome Abood
Associate Broker
O: 517 487 9222
jabood@naimidmichigan.com



For Sale 5,886 SF | \$595,000 Mixed Use Investment

#### **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
	Oue ee Duefit	Φ <b>7</b> 0.000
	Gross Profit	\$70,200
OPERATING EXPENSES	Gross Profit	\$70,200
OPERATING EXPENSES Real Estate Taxes	Gross Profit	(\$13,000)
	Gross Profit	
Real Estate Taxes	Gross Profit	(\$13,000)
Real Estate Taxes Property Insurance	Gross Profit	(\$13,000) (\$2,100)
Real Estate Taxes Property Insurance Utilities	Total	(\$13,000) (\$2,100) (\$1,800)

# NAIMid-Michigan

### For Sale 5,886 SF | \$595,000 Mixed Use Investment













## NalMid-Michigan

### For Sale 5,886 SF | \$595,000 Mixed Use Investment







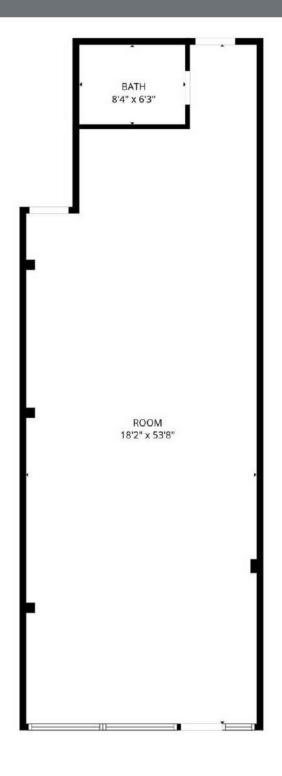


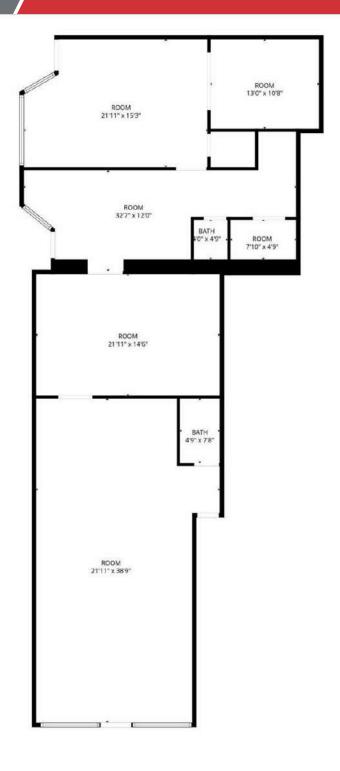






### For Sale 5,886 SF | \$595,000 Mixed Use Investment



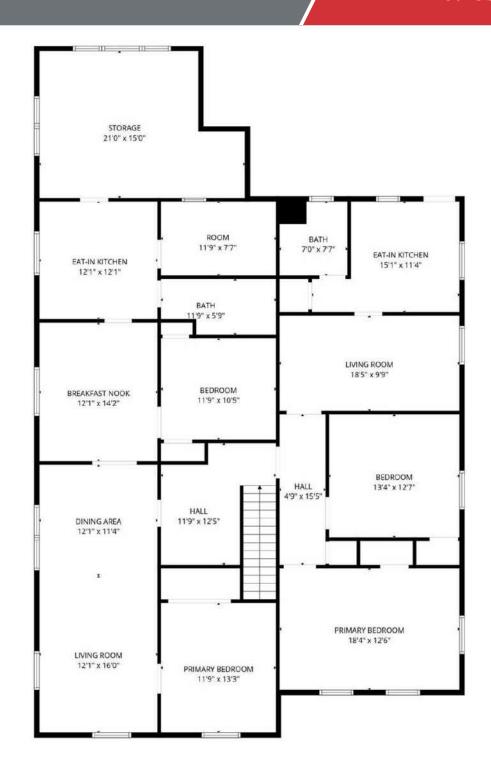


MEASUREMENTS ARE DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED

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### For Sale 5,886 SF | \$595,000 Mixed Use Investment



MEASUREMENTS ARE DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED

#### For Sale NAIMid-Michigan 5,886 SF | \$595,000 Mixed Use Investment E State Rd W State Rd Chandler Rd EASTWOOD East St Sam's Club Filley St 127 W Lake Lansing Rd Lake Lansing Rd E Lake Lansin The UPS Store FRANDOR Wood St W Willow St lgemont Park PATRIARCHE PARK Rd Burcham Dr W Shiawassee St East Lansing GRAND RIVER Lansing 5 E Mich 127 EST LANSING Jerusalem Bakery 43) W Kal Kalamazoo St DAVENPORT Joseph St E Shaw Ln ALSH CAPITAL CITY (99) UNIVERSITY Hagadorn 496 S Harrison MOORES PARK 곱 Mt F W Mt Hope Ave E Mt Hope Ave Mt Hope Rd Pleasant Grove Rd Aurelius GREENCROFT Pennsylvania PARK Forest Rd Forest Rd (99) College Rd Imes Rd W Holmes Rd Bennett Rd OLD EVERETT Blvd NEIGHBORHOOD E Cavanaugh Rd King Jr E

≥ W Jolly Rd

S Pennsy

E Jolly Rd

496

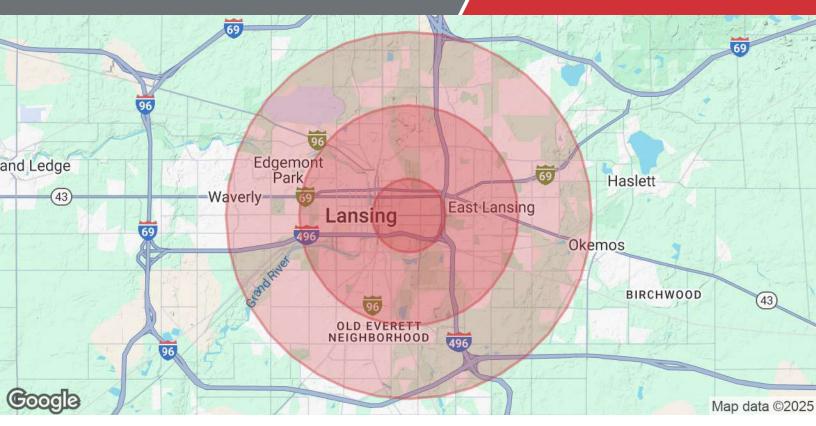
E Jolly Rd

Мар data

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# NalMid-Michigan

For Sale 5,886 SF | \$595,000 Mixed Use Investment



1 Mile	3 Miles	5 Miles
13,337	95,697	191,434
37	35	36
36	34	35
37	36	37
1 Mile	3 Miles	5 Miles
6,131	39,276	79,755
2.2	2.4	2.4
\$64,322	\$71,148	\$73,370
\$124,841	\$163,982	\$182,226
	13,337 37 36 37 <b>1 Mile</b> 6,131 2.2	13,337     95,697       37     35       36     34       37     36       1 Mile     3 Miles       6,131     39,276       2.2     2.4

Demographics data derived from AlphaMap