

For Sale or For Lease

# Office Building

West Lansing



## 5710 Ivan Drive

Lansing, Michigan 48917

### Property Highlights

- 7,600 SF single-story brick building
- 3 suites consisting of 2,500 SF
- Fantastic owner-occupier opportunity
- Corner lot with convenient access but private
- Close to restaurants, shopping & bus line
- Operating expenses upon request
- Property Tax 2018 - \$16,684

### Property Description

7,600 SF single-story brick office building with great visibility on a corner lot with private setting. Excellent owner-occupier opportunity.

### OFFERING SUMMARY

<b>Sale Price</b>	\$695,000
<b>Available SF</b>	7,600 SF
<b>Lease Rate</b>	\$13.50 SF/YR (MG)
<b>Lot Size</b>	0.75 Acres
<b>Building Size</b>	7,600 SF

### DEMOGRAPHICS

<b>Stats</b>	<b>Population</b>	<b>Avg. HH Income</b>
<b>1 Mile</b>	8,786	\$59,981
<b>3 Miles</b>	44,788	\$62,869
<b>5 Miles</b>	102,472	\$58,267

For more information

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2,500 SF



## LOCATION DESCRIPTION

Ivan Drive is located one street south of West Saginaw Highway - directly behind Big Lots and Burlington Coat Factory.