

OLD TOWN BUILDING FOR SALE

WALKING DISTANCE TO SHOPS AND RESTAURANTS, MINUTES TO DOWNTOWN



FOR SALE
1034 N Washington Ave.
Lansing, MI

AVAILABLE:
9,800 SF

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1034 N Washington Ave., Lansing, MI



LOCATED NEXT TO ELDERLY INSTRUMENTS AND BURCHARD PARK

This two-story, brick, single-tenant building offers a unique opportunity for redevelopment or owner-occupier use. The garden-level first floor provides convenient access to a private parking lot with 21 striped spaces, making it ideal for a variety of professional or commercial purposes. The building features a formal reception area, versatile conference or training room, a mix of private and open office spaces, an outdoor shed, and prominent lighted building signage.

Set on a parcel that backs up to Burchard Park with scenic views of the North Street Dam and the Grand River, the prime location near Lansing's vibrant Old Town provides easy access to special events, eclectic shops, and historic architecture, making it both a functional and appealing site for future development or business operations.

SALE PRICE:
\$375,000

CASH OR NEW MORTGAGE
(EXPENSES AVAILABLE UPON REQUEST)

PROPERTY FEATURES



SIZE:
9,800 SF Building,
0.35 Acre



BUILT:
1958



PARKING:
21 Spaces,
Street Parking



SITE:
Next to Park with
River Views



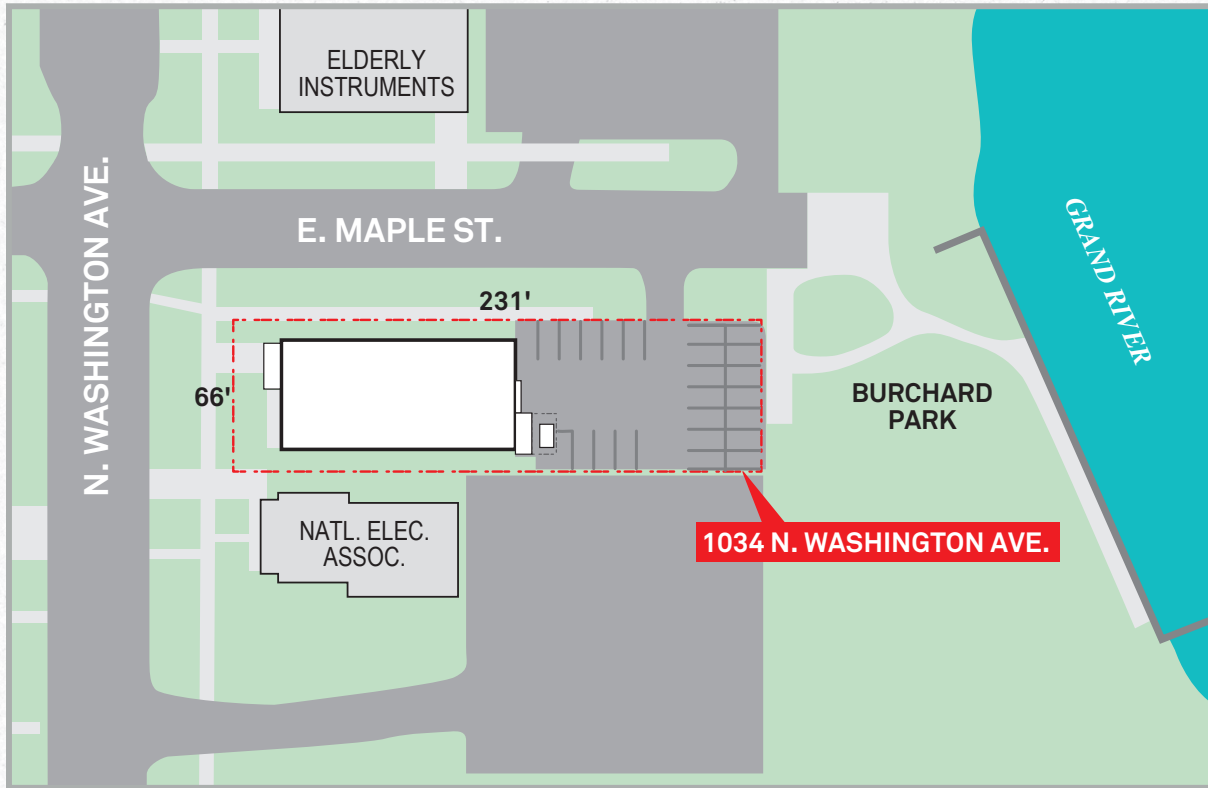
ZONING:
Form Based Code
DT-1-Urban Edge



EASY WALK:
to Restaurants &
Shops



SITE PLAN





AREA INFORMATION

5 Minute

walk to Turner St./Old Town

10 Minute

walk to Lansing Community College

4 Minutes

to State Capitol

5 Minutes

to I-496

10 Minutes

to Michigan State University

Convenient

to 43 shops, bars, and restaurants in Old Town



CITY OF LANSING TAX DATA

Parcel Number	33-01-01-09-406-001
2026 SEV	\$404,800
2026 Taxable Value	\$254,072
2025 Taxes	±\$20,618

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