

FLEX/COMMERCIAL BUILDING WITH FUTURE REDEVELOPMENT POTENTIAL ON CEDAR ST. JUST NORTH OF SHIAWASSEE ST.



**FOR SALE OR
LEASE**
428 N. Cedar St.
Lansing, MI

AVAILABLE:
5,902 SF Single
Tenant Building

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PROPERTY BROCHURE

428 N. Cedar Street, Lansing, MI



LIGHT MANUFACTURING FACILITY NEAR DOWNTOWN

Discover a versatile and strategically positioned asset at the heart of Lansing's vibrant urban landscape. Located at 428 N. Cedar Street, this 5,902 SF block structure sits on a 0.50 acre lot, offering a rare infill opportunity just steps away from Jackson Field and the bustling energy of downtown. Currently a cannabis cultivation and processing facility, the property is suitable for a number of uses and lends itself to future redevelopment given its infill location.

The layout includes a dedicated cultivation room, a kitchen and production area equipped with a large oven, and multiple interior walk-in coolers, currently utilized for dry storage. The entire building is climate-controlled via a combination of rooftop units and several mini-split systems, ensuring a consistent environment throughout the year.

The exterior includes a private paved parking lot with ± 32 spaces, a premium feature for any downtown-adjacent property. Its location is situated near local landmarks like **Lansing Brewing Co.** and **Lansing Community College**. Furthermore, the property is surrounded by new numerous residential developments.

SALE PRICE:

\$750,000

CASH OR NEW MORTGAGE

LEASE RATE:

\$12.00

PSF/YR, NNN



AVAILABLE:
5,902 SF
Building



YEAR: Built 1975,
renovated 2019



CEILINGS: Eave
height of 14'

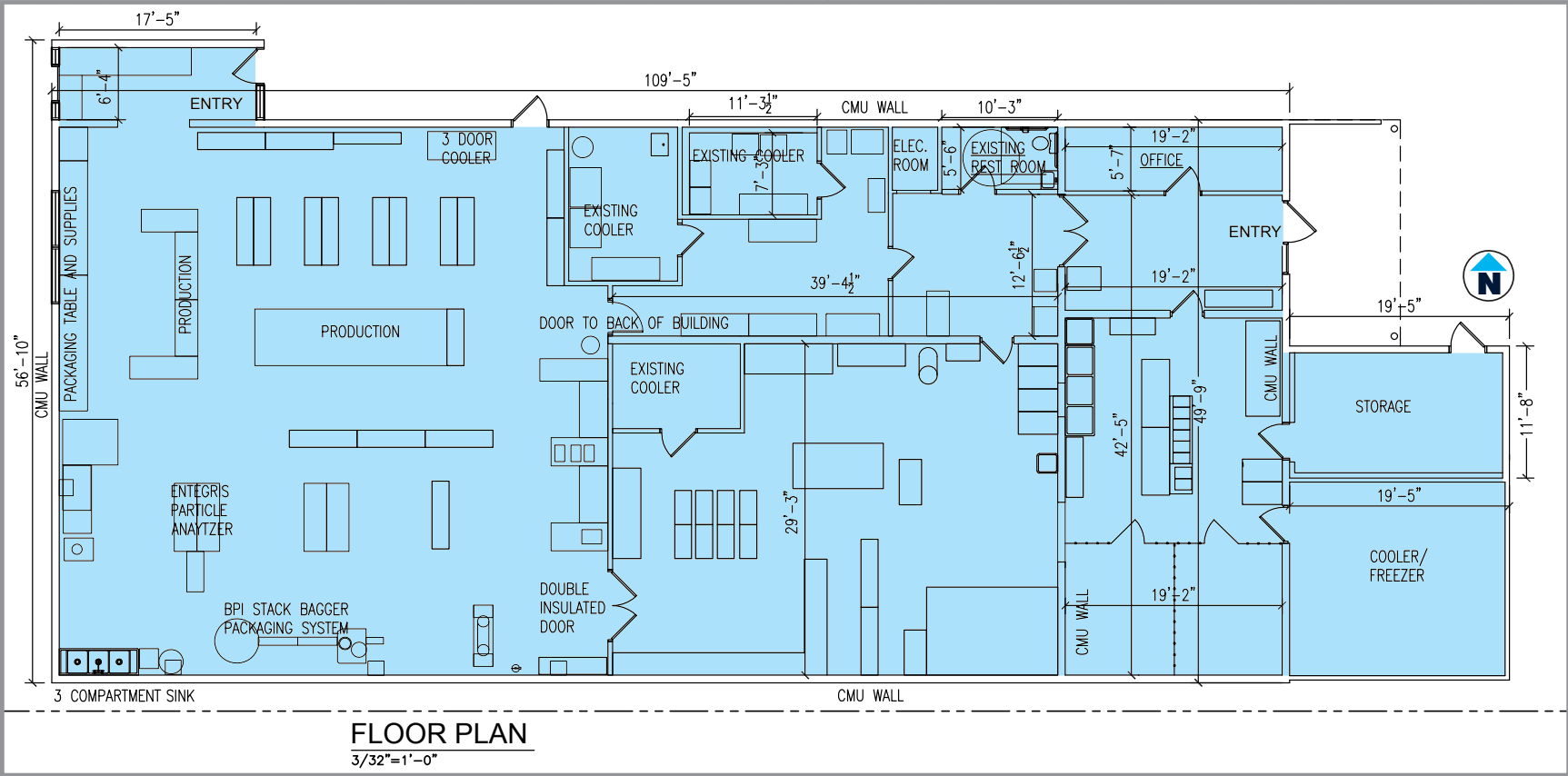


SITE: 0.50 Acres,
Zoned DT-2
Urban Flex

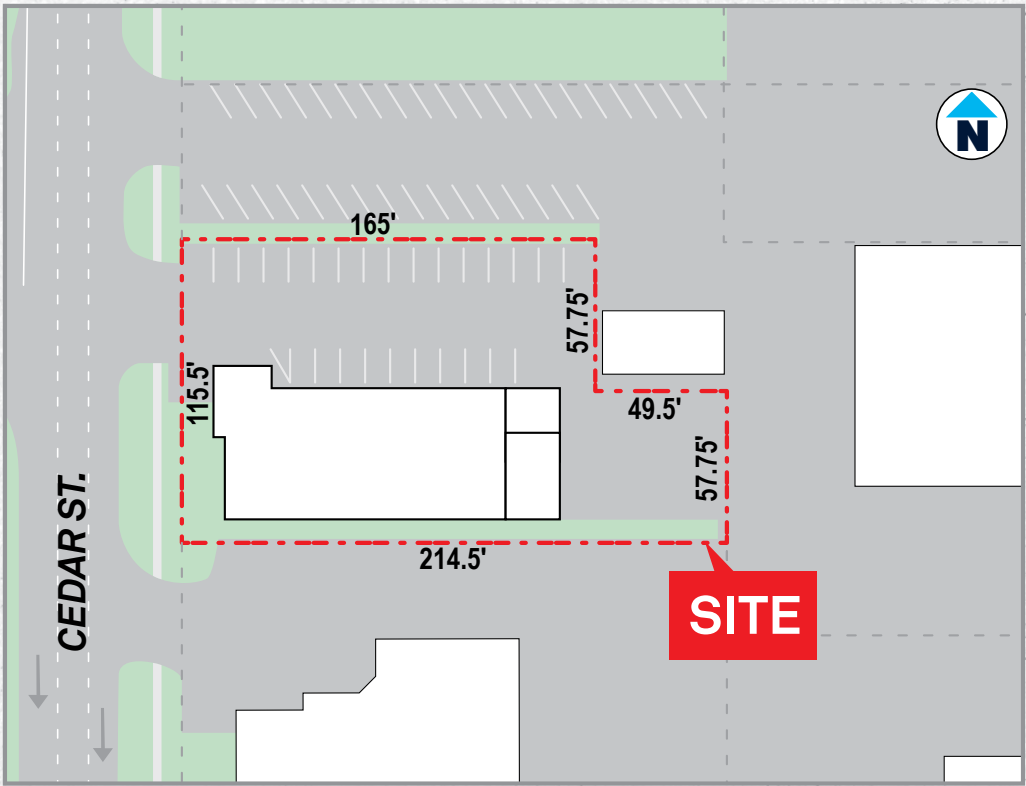


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FLOOR PLAN:



SITE PLAN:



TAXING AUTHORITY CITY OF LANSING

Parcel No.	33-01-01-16-228-042
Assessed Value/SEV	\$261,500
Taxable Value	\$223,413
2025 Taxes	±\$18,707

AREA INFORMATION

<5 Minute

walk to Lansing Brewing, Lugnuts Stadium and the Lansing Shuffle

<3 Minutes

to MI State Capitol

3 Minutes

to UM Health-Sparrow Hospital

<1 Mile

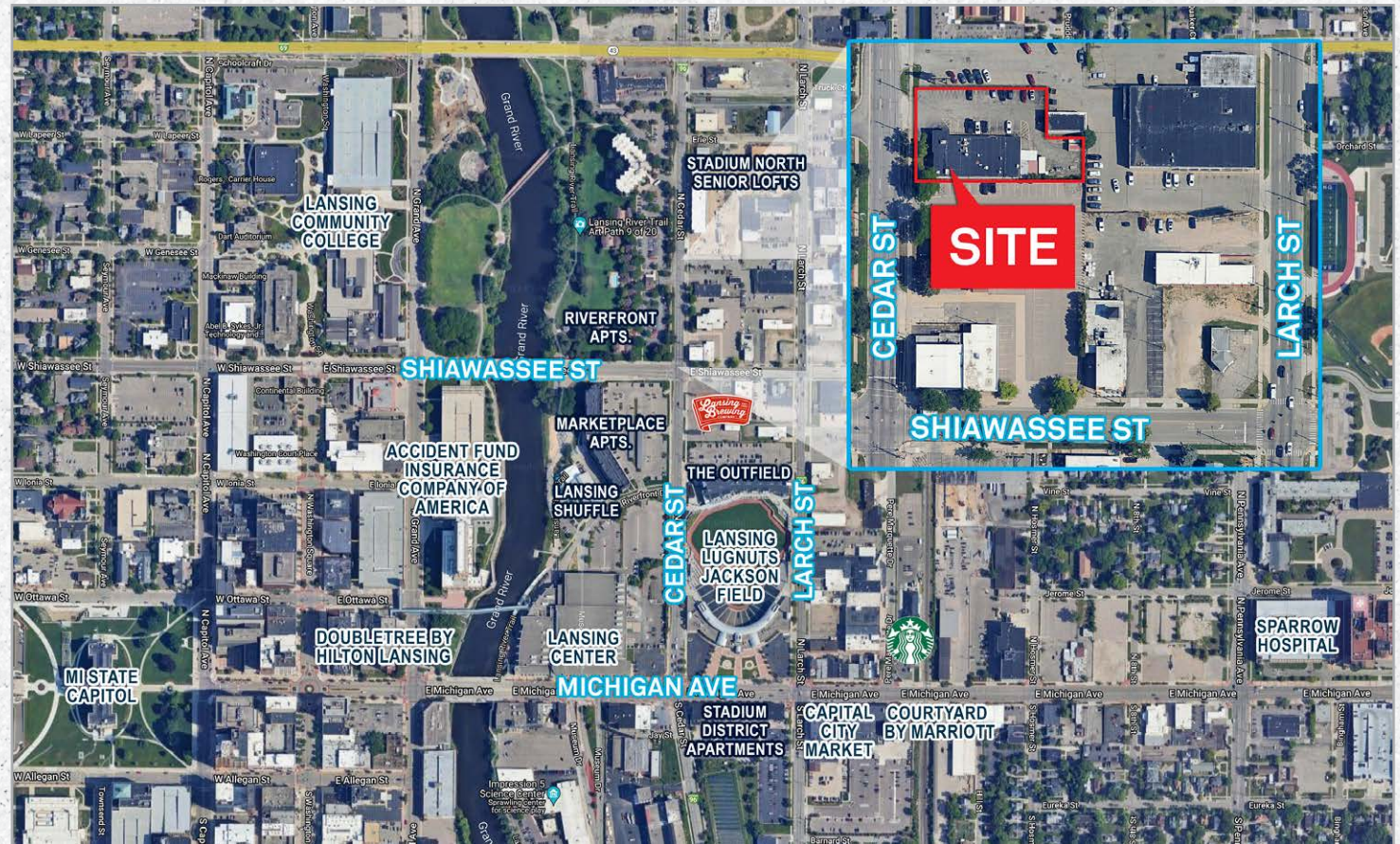
to the I-496 Interchange

<15 Minute

drive to 3 GM Facilities

Convenient

high exposure location in the center of Lansing



DEMOGRAPHICS

Radius	1-Mile	3-Mile	5-Mile
Population (2025)	14,140	87,597	197,922
Avg. Household Income	\$56,272	\$77,239	\$77,434
Total Households	6,893	38,738	82,711

TRAFFIC COUNTS

Cedar St.	12,909 V.P.D.
Shiawassee St.	2,337 V.P.D.