

For Sale or Lease

1720 Abbey Rd.
East Lansing, MI 48823

2501 Coolidge Rd. Suite 300
East Lansing, MI 48823
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[▶ Virtual Tour](#)



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Property Information

Size	8,880 SF
Acreage	1.08 acres
Municipality	City of East Lansing
County	Ingham
Parcel	33-20-01-02-251-102
2024 Assessed Value	\$455,000
2023 Taxes	± \$32,842.51
Zoning	B4
Year Built	1999
Parking Spaces	36

Sale Price: \$975,000
(\$109.80/SF)

Lease Rate: \$18.00/sf
Modified Gross



Multiple
Layout
Options
Available



Monument
and Building
Signage
Available

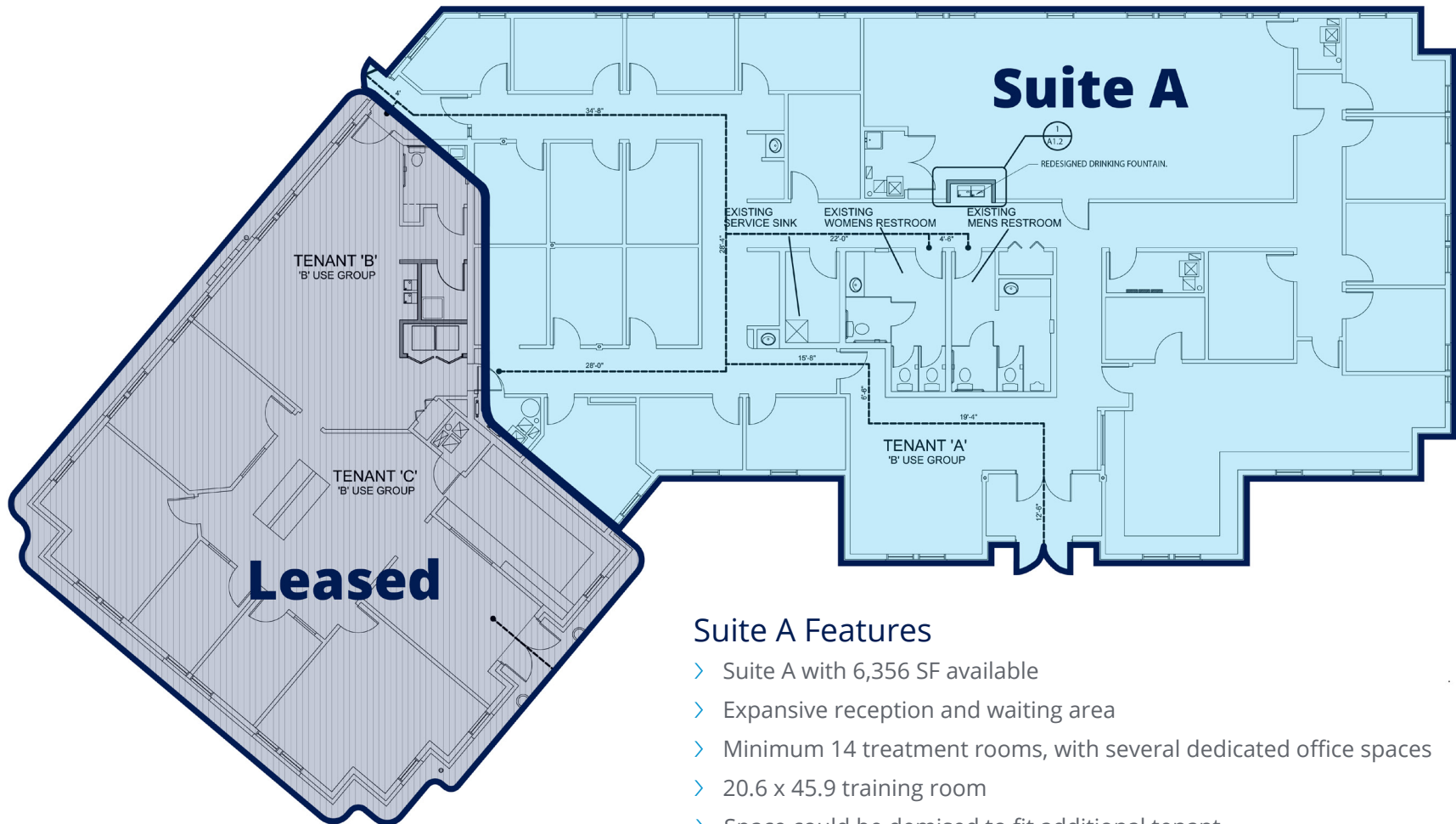


Refreshed
Building and
Parking Lot
Landscaping

Floor Plan

Investment Notes

- › Income property with Suites B and C leased to strong long-term Tenant (thru 2034)
- › Surrounding users include MSUFCU headquarters, Set Seg. Green Stone Farm Credit Services and many more
- › Located off West Road and Coleman Road extension, in proximity to the Busy Lake Lansing corridor



Suite A Features

- › Suite A with 6,356 SF available
- › Expansive reception and waiting area
- › Minimum 14 treatment rooms, with several dedicated office spaces
- › 20.6 x 45.9 training room
- › Space could be demised to fit additional tenant



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Location Highlights

- › Less than 1 mile east of Eastwood Towne Center, near the intersection of US-127 & Lake Lansing Road
- › Approximately 4 miles from I-69 and I-496 and 7 miles from I-96
- › 10 minutes from downtown Lansing and Michigan State University
- › Easy access to East Lansing, Okemos and Lansing
- › Immediately adjacent to 100 room Woodspring Suites hotel





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