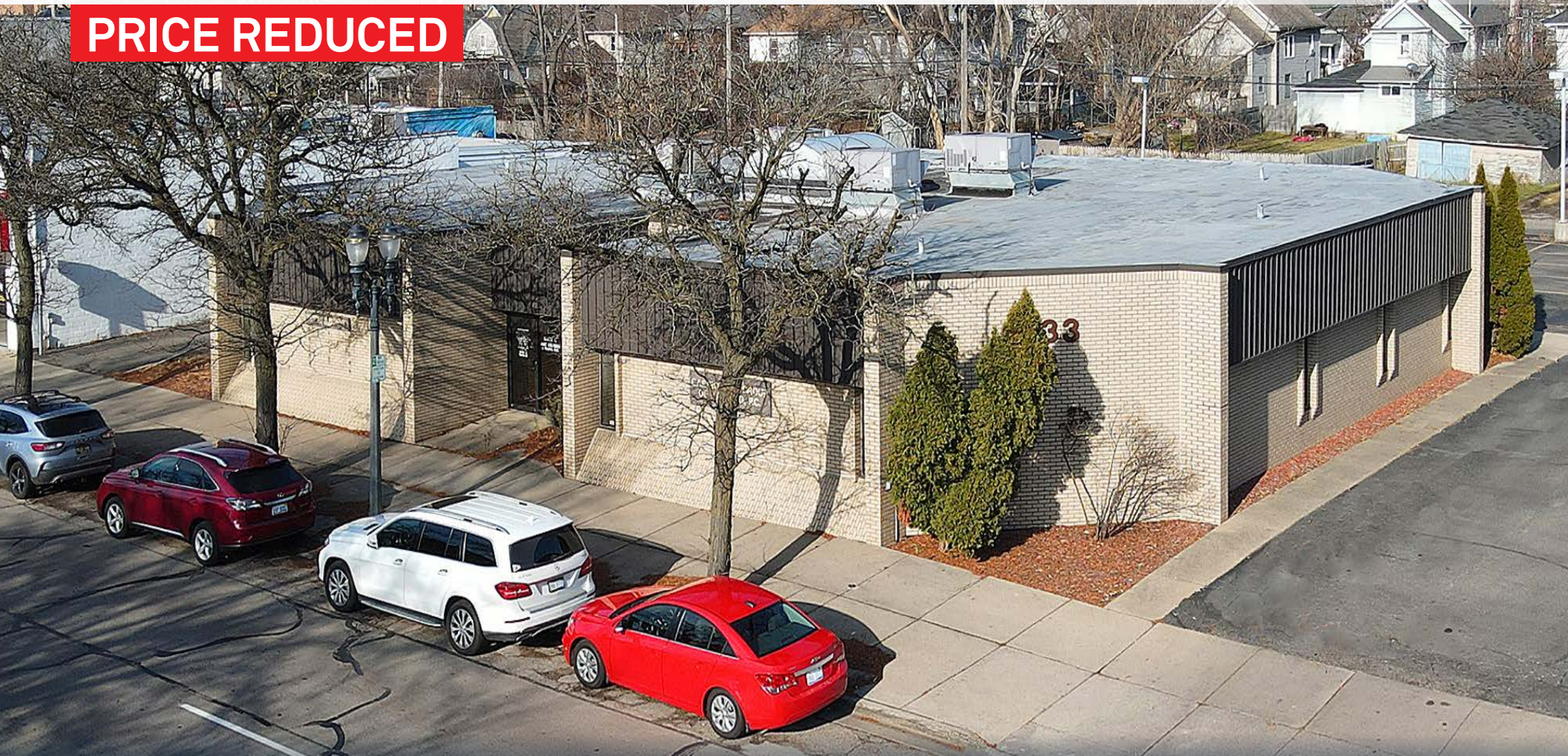


FLEXIBLE MEDICAL/OFFICE BUILDING IN PRIME LOCATION NEAR UM HEALTH-SPARROW

PRICE REDUCED



**FOR SALE
OR LEASE**

1433 E Michigan Ave
Lansing, MI

AVAILABLE:
SUITE A & B: 2,800 SF
SUITE C: 1,400 SF
SUITE D: 1,400 SF

THOMAS JAMIESON, SIOR

Senior Vice President, Office Advisor

Direct: 517 319-9235

thomas.jamieson@martincommercial.com

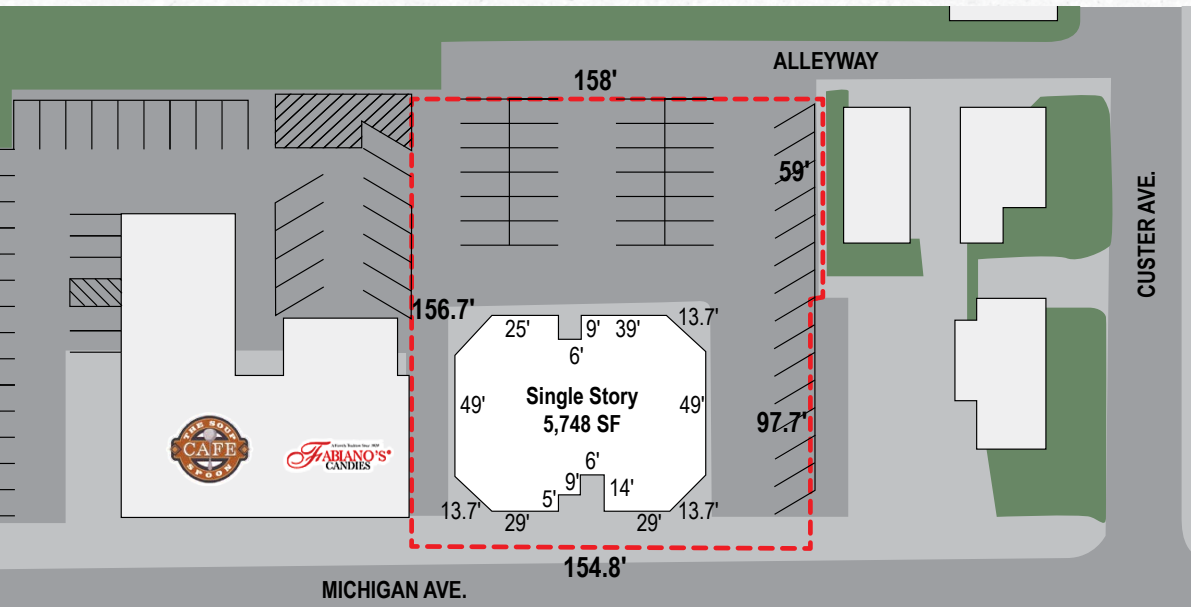
ERIC F. ROSEKRANS, CCIM, CPM

Executive Vice President

Direct: 517 319-9209

eric.rosekrans@martincommercial.com


Martin
martincommercial.com



PROPERTY FEATURES



BUILT:
1983



SIGNAGE:
Can be Expanded



PARKING:
±30 Paved Spots



LOCATION:
High Visibility on Michigan Ave.



REDEVELOPMENT:
Potential for F-1 COM Zoning



SUITES:
Equipped with Reception, Exam/Lab,
and Office Space

HIGH-VISIBILITY MEDICAL SPACE IN LANSING'S BUSIEST MEDICAL CORRIDOR

Located at 1433 E Michigan Ave, this 5,747 SF medical office building offers an exceptional opportunity for healthcare providers or professional office users seeking a highly visible location near UMH-Sparrow. The property features multiple suites with separate reception areas, exam/lab rooms, and office space, making it ideal for medical practices or related services. A central atrium with a decorative fountain doubles as an additional waiting area, while entrances from Michigan Avenue and the rear parking lot ensure convenient access.

The site includes ±36 parking spaces, prominent building signage, and sits on 0.56 acres with F-1 COM zoning, allowing for potential redevelopment. Surrounded by established businesses and positioned between Church of the Resurrection and UMH-Sparrow, this location combines visibility, accessibility, and proximity to one of Lansing's most active medical corridors.

LEASE RATE:

\$18.00

PSF/YR, + UTILITIES & JANITORIAL

SALE PRICE:

\$545,000

CASH OR NEW MORTGAGE

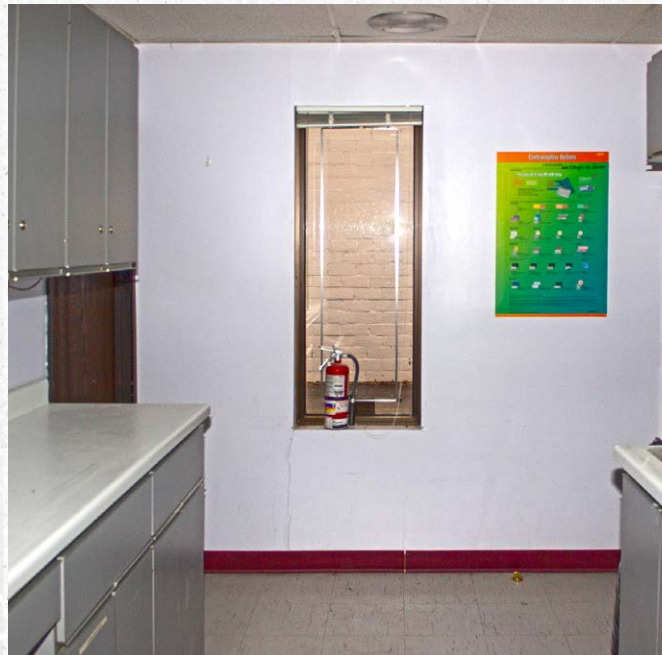


AERIAL VIEW





GALLERY





AREA INFORMATION

6 Minute

walk to UM Health-Sparrow

1.3 Miles

to Frandor Shopping Center

1.2 Miles

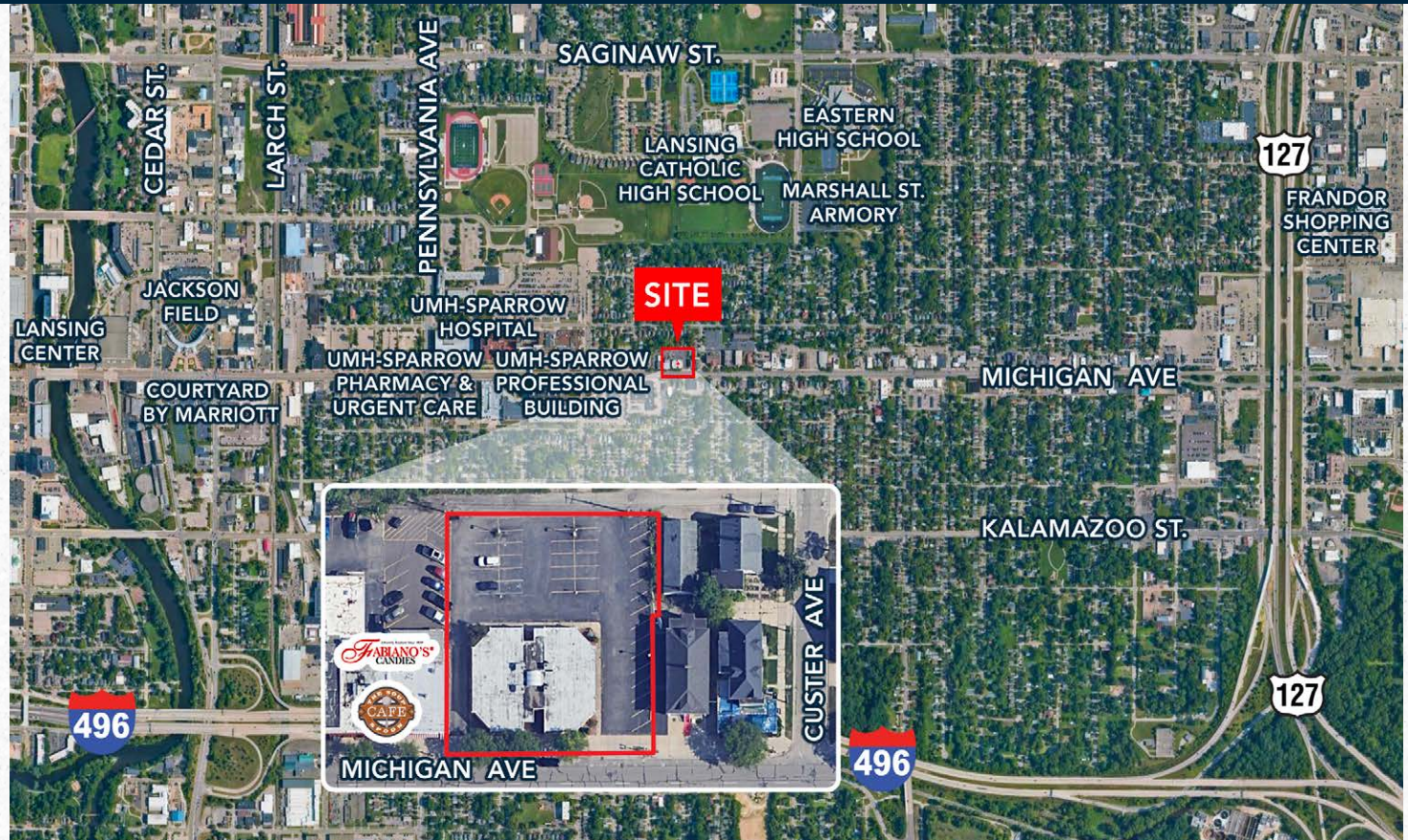
to MI State Capitol

2 Miles

to Michigan State University

Convenient to

UM Health-Sparrow Health Complex, Downtown Lansing, and Interstates



CITY OF LANSING TAX DATA

Parcel Number	33-01-01-15-259-122
2026 SEV	\$285,200
2026 Taxable Value	\$259,382
2025 Taxes	\$20,870.60±

DEMOGRAPHICS

Proximity	1-Mile	3-Mile	5-Mile
Population	14,176	93,881	189,048
Average Households	6,305	38,412	78,548
Average Household Income	\$70,100	\$74,506	\$78,678

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Martin Commercial Properties is a vertically integrated commercial real estate firm with an established track record of delivering superior service and unparalleled results to clients since 1962. Our experienced team efficiently serves clients nationally by combining big business benefits with the attentiveness to detail and insight that you would expect from a local firm. With offices in Lansing, Grand Rapids, and Tampa, we provide strategic advice and execution in five core lines of business including brokerage services, investment services, property management, property development, and corporate services.



Brokerage
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Construction
Services



Investment
Services



Corporate
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