

For Sale or For Lease

# Office

Investment Opportunity



## 5093 & 5095 E. Brookfield Dr.

East Lansing, Michigan 48823

### Property Highlights

- 3 unit office building for sale
- 1 unit occupied
- Unit 5095 - 1,200 SF available
- Unit 5095 includes 3 offices, 1 restroom and a kitchen on the first floor. Two offices and restroom in basement
- Unit 5093 leased through 6/30/2021 (\$350/mo)
- The upper level of unit 5093 is available for lease
- 813 SF at \$900/month
- 2 offices with room for 2 cubicles, reception area and restroom
- Tenants pay own utilities & janitorial
- Located within walking distance of Michigan State University

### OFFERING SUMMARY

<b>Sale Price</b>	\$249,900
<b>Available SF</b>	813 - 1,200 SF
<b>Lease Rate</b>	\$900.00 - 1,075.00 per month (MG)
<b>Building Size</b>	3,000 SF

### DEMOGRAPHICS

<b>Stats</b>	<b>Population</b>	<b>Avg. HH Income</b>
<b>1 Mile</b>	18,191	\$47,625
<b>3 Miles</b>	77,801	\$67,281
<b>5 Miles</b>	138,823	\$64,717

For more information

**Gino Baldino, Commercial Advisor**

O: 517 487 9222 | C: 517 202 2137

gbaldino@naimidmichigan.com



## Additional Photos





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813 - 1,200 SF

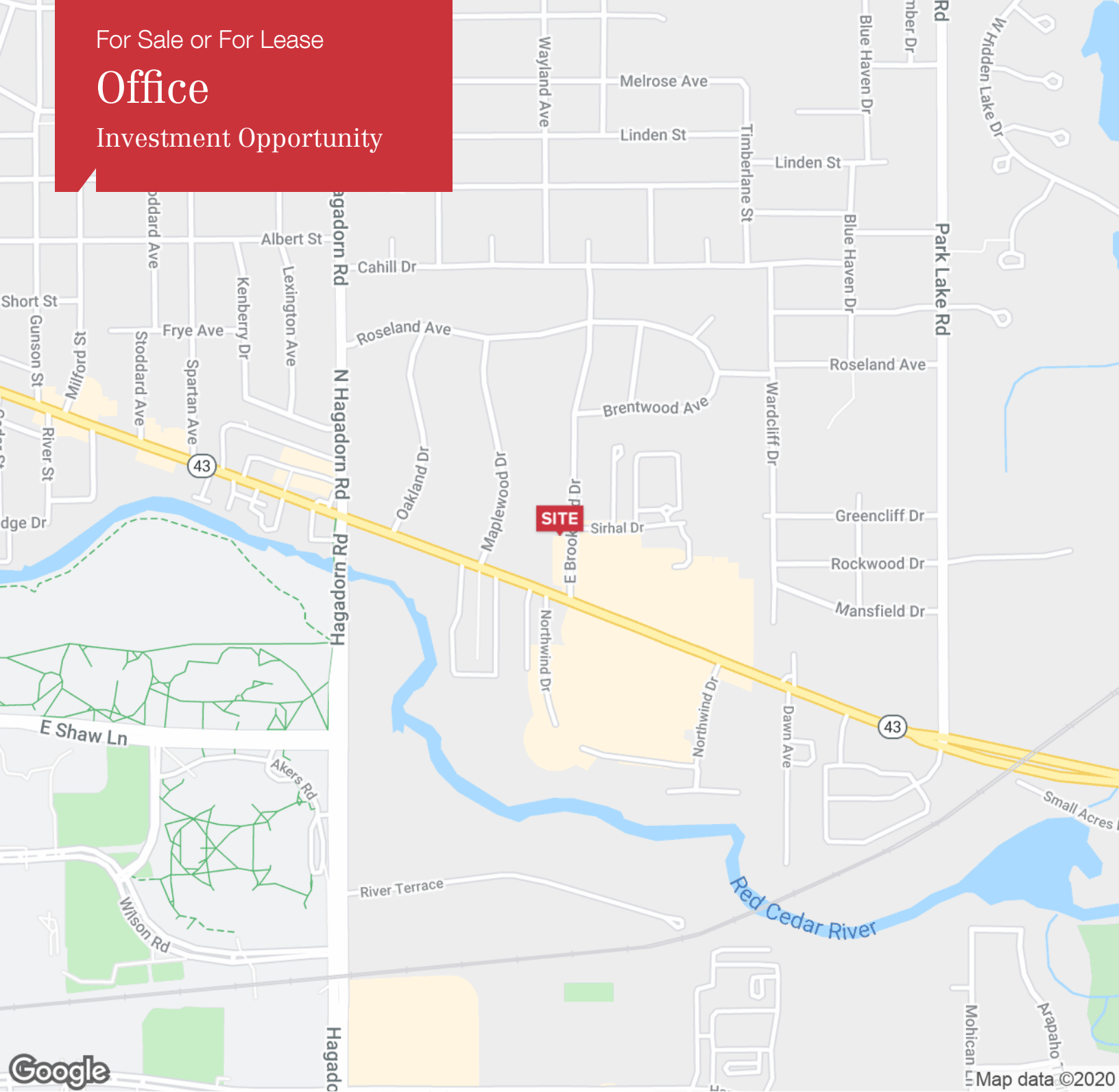




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## LOCATION DESCRIPTION

Just east of Grand River Ave and Hagadorn Rd