



For Sale - Three Industrial / Retail Opportunities

445 | 457 | 465 N Cedar St, Mason, MI



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445 | 457 | 465 N Cedar St, Mason, MI | For Lease

Parcel Information

/Re

445 N Cedar Rd

Sale Price	\$585,000
Building SF	Showroom/Office +/- 3,000 Warehouse +/- 6,000 Office/Parts +/- 1,050
Acreage	.689
Zoning	I-2
2023 Taxes	\$13,284
SEV	\$224,100
Taxable Value	\$203,466
Parcel #	33-10-10-06-201-008

465 N Cedar Rd

Sale Price	\$399,000
Building SF	Office / Showrom ± 1,875 Garage +/- 3,245
Acreage	1.4
Zoning	I-2
2023 Taxes	\$9,682
SEV	\$198,300
Taxable Value	\$72,175
Parcel #	33-10-10-06-201-010

457 N Cedar Rd

Sale Price	\$340,000
Building SF	Garage / Showroom +/- 5,800 Heated Pole Barn +/- 2,400
Acreage	.505
Zoning	I-2
2023 Taxes	\$6,225
SEV	\$169,700
Taxable Value	\$115,678
Parcel #	33-10-10-06-201-017

Listing Highlights

- › **Prime Location:** Situated in a high traffic location close to US 127 highway interchange.
- › **Occupancy:** 445 N Cedar is currently vacant; 457 and 465 are currently occupied by a short-term lease tenant.
- › **Acreage:** Combined 2.46 acres

445 N Cedar Rd

- **Premises:** 10,032 SF building with +/- 3,000 SF showroom/offices, +/- 6,000 SF warehouse and +/- 1,050 SF office/parts area. Floor drains in the warehouse area. New LED lighting. Warehouse has 11'1" - 14'6" clear heights. Office area has 17' clear height. Two bathrooms on the main floor and one bathroom upstairs.



457 N Cedar Rd

- > **Premises (8,200 SF Total):** +/- 5,800 SF showroom and garage with 11' clear height in the garage ahead and two 10' by 10' overhead doors. Property also includes a +/- 2,400 SF heated pole barn.



465 N Cedar Rd

- > **Premises:** 5,120 SF building SF building comprised of an 1,875 SF office / showroom with two bathrooms and a 3,245 SF garage with one bathroom. Five overhead doors with a 9' - 10' clear height. Garage has an 11' clear height and wash bays with floor drains.
- > **Occupancy:** The building is currently occupied by RainSoft who could vacate with ample notice.






Area Information

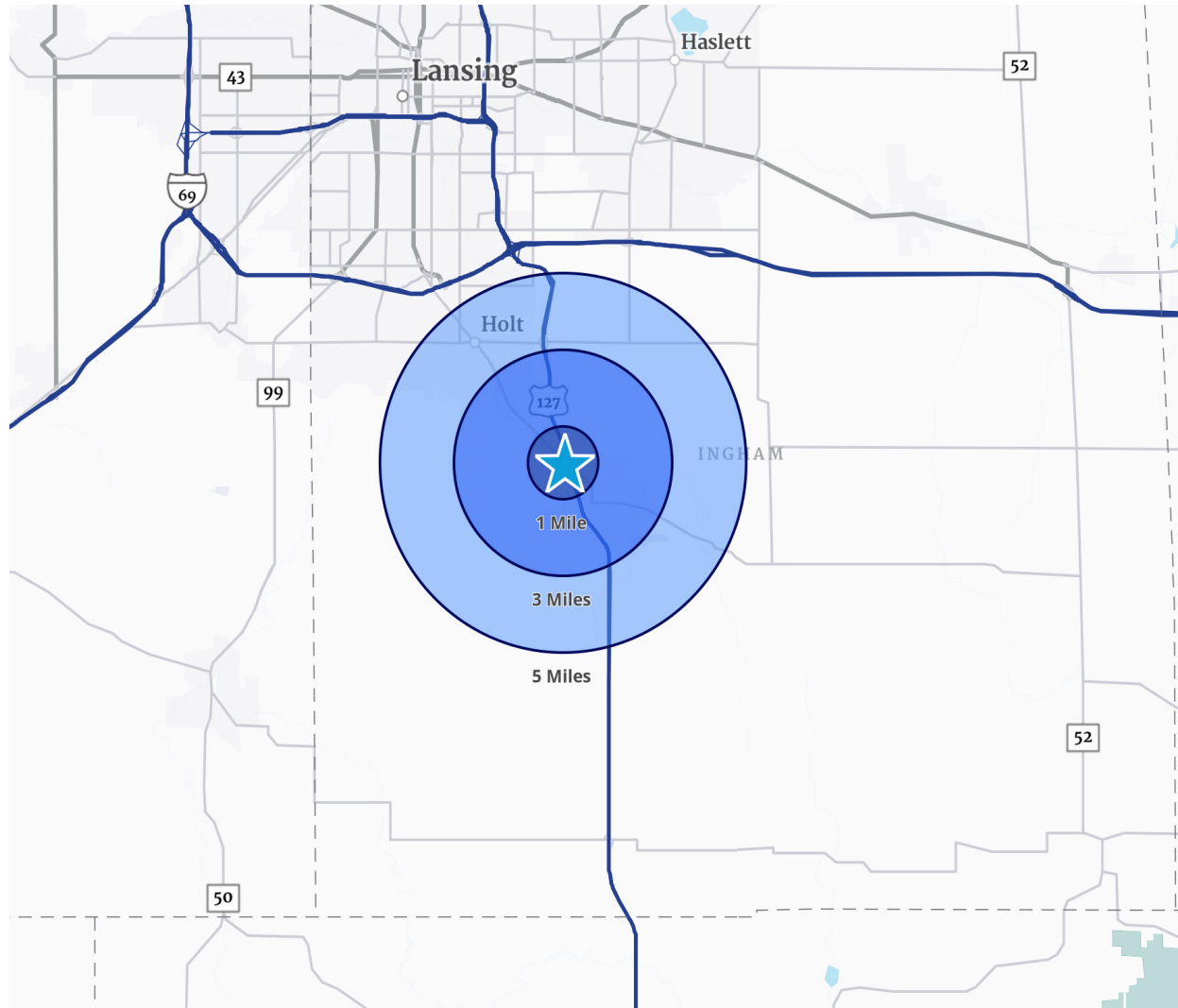
Travel Distances

I-496 Interchange	1.2 miles
US-127 Interchange	2.2 miles
I-196 Interchange	4.0 miles
Michigan State University	5.3 miles
East Lansing Amtrak Station	11 miles
Capital Region International Airport	17.5 miles

Traffic AADT

W Howell and N Cedar	9,266
N US 127 & N Cedar	3,879
N US 127, S of Cedar	19,560

Population	Average HH Income	Workforce
		
1 mile 369	1 mile \$98,161	1 mile 985
3 miles 9,555	3 miles \$95,315	3 miles 6,822
5 miles 20,961	5 miles \$92,492	5 miles 12,740



Merchant Aerial



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