



Retail for Sale

Property Name:

Location: 3133 S Cedar Street
City, State: Lansing, MI
Cross Streets: W. Holmes Rd
County: Ingham
Zoning: Retail
Year Built: 1965

Total Building Sq. Ft.:	1,800	Property Type:	Service-Gas Station
Available Sq. Ft.:	1,800	Bldg. Dimensions:	N/A
Min Cont. Sq. Ft.:	1,800	Total Acreage:	0.36
Max Cont. Sq. Ft.:	1,800	Land Dimensions:	114.88' X 136.5'
Ceiling Height:	12'	Parking:	N/A
Overhead Door(s) / Height:	0	Curb Cuts:	N/A
Exterior Construction:	N/A	Power:	N/A
Structural System:	Concrete Block	Restrooms:	N/A
Heating:	Space Heaters	Sprinklers:	No
Air-Conditioning:	N/A	Signage:	Yes
Basement:	No	Roof:	N/A
Number of Stories:	1	Floors:	N/A
Condition:	N/A	Delivery Area:	N/A

Population:	Median HH Income:	Traffic:	Yr: 2015	Count: 24,718	Cedar & Holmes
1 Mile: 11,633	1 Mile: \$41,142	Yr:	Count:		
3 Miles: 85,362	3 Miles: \$37,738	Yr:	Count:		
5 Miles: 194,025	5 Miles: \$43,337	Yr:	Count:		
Current Tenant(s): N/A	Major Tenants: N/A				

Sale Price:	\$205,000	Improvement Allowance:	N/A
Sale Terms:	N/A	Assessor #:	N/A
Security Deposit:	N/A	Date Available:	At Close
Options:	N/A		
Taxes:	\$4,431 ('15)		
TD:	N/A		
Parcel #:	33-01-01-28-476-021		

Utilities	Electric: Yes
Sanitary Sewer: No	Gas: Natural Gas
Storm Sewer: No	Water: City

Tenant Responsibilities: N/A

Comments: Four (4) Bay Car Wash that's fully operational. Buyer to purchase and take possession of asset "as-is". Asset is bank owned and part of disposition package. Final price, terms and closing date subject to court and lender approval. Commissions guaranteed by Signature Associates.

Broker: SIGNATURE ASSOCIATES

Agent(s):

Joe Rizqallah, (616) 822-6310, jrizqallah@signatureassociates.com

