

**PROPERTY INFORMATION PACKAGE**



**Exclusive Listing**

**Proudly Offers**  
**1141 N. Pine Street**  
**Lansing, Michigan 48906**

**Asking:**  
**\$299,900**

**Preview:**  
**Call John Bippus for a Private Showing**

[www.BippusUSA.com](http://www.BippusUSA.com)

800-686-6416

Agency Disclosure: The member company acting as auctioneer/agent is an agent for the seller only.

Disclaimer: Information contained herein is believed to be correct to the best of the auctioneer/agent's knowledge but is subject to inspection and verification by all parties relying on it. Sellers, their representative and auctioneer/agent shall not be liable for inaccuracies, errors, or omissions. All square footage and other dimensions are approximate. This offering is subject to prior sale and may be withdrawn, modified or cancelled at any time without notice.

## Exclusive Listing



BippusUSA.com

800-686-6416

Preview:

Private Showing with John Bippus



**1141 N. Pine Street  
Lansing , MI 48906-5004**

### **Property Features:**

#### **Distinctive and Grand Fully Rehabilitated Historic Building**

4,613± sf 3-Story Brick well-maintained Mixed-use Office space, located West of Old Town Proper with a Grand staircase, 9' Ceilings and huge covered Porch. Mechanicals updated in 2009 and parking for up to twelve spaces. NGFA Heating, .81± Acres

**Zoning:** D-1 Professional Office, additional use restrictions apply

**Lot size:** 147.74' x 240' ±

**Taxes:** \$6,680.80 (2015)

**SEV:** \$119,200 (2015)

**Closing:** in 90 days contingent upon approval by the Ingham County Land Bank Authority Board of Directors approval

Seller will provide a warranty deed, transfer tax, tax proration, and title insurance.

**Directions:** Located West of Old Town Proper between Willow St. and W. Oakland Rd

From East Lansing take head West on W Grand River Ave, continue onto I-69 BL/E Oakland Ave, turn right onto N Pine Street.

From I-69, head East on I-69BL/W Saginaw Hwy, turn left onto N Martin Luther King Jr Blvd, continue straight to stay on N Martin Luther King Jr Blvd, Turn right onto W Willow St, Turn right onto N Pine St, destination will be on the right.

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SALE APPROVAL AND USE RESTRICTION: 1141 N. Pine Street, Lansing, MI 48906



USE RESTRICTION FOR COMMERCIAL SALES:

"The property shall be transferred subject to a deed restriction prohibiting use of the property for any sexually-oriented business as defined by law, medical marijuana business or dispensary, or casino, and a covenant by the purchaser agreeing to the restriction."

SALE APPROVAL REQUIREMENT:

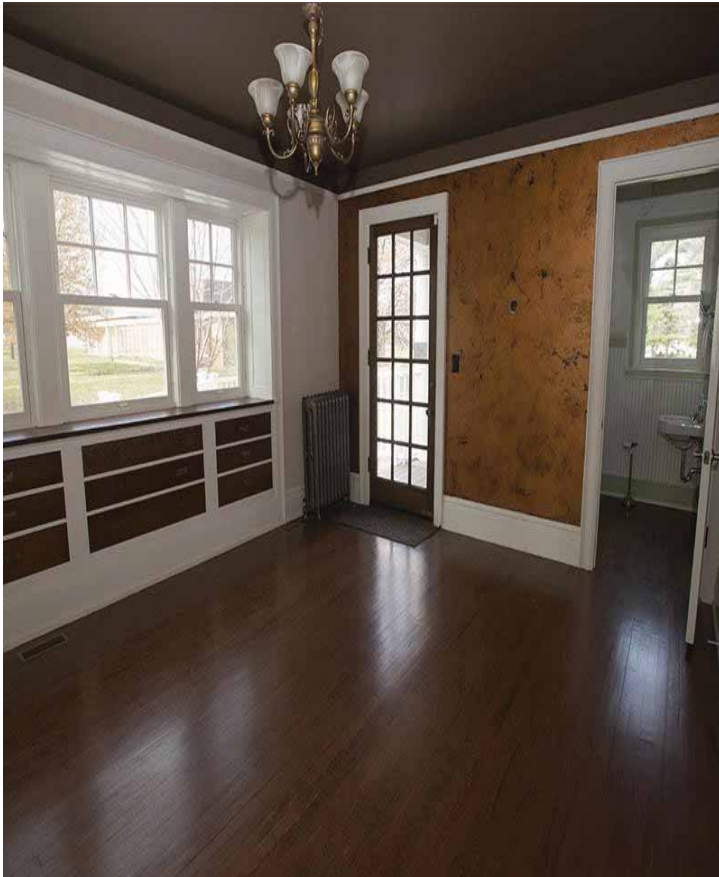
"Sale shall be contingent upon approval by the Ingham County Land Bank Fast Track Authority Board of Directors."



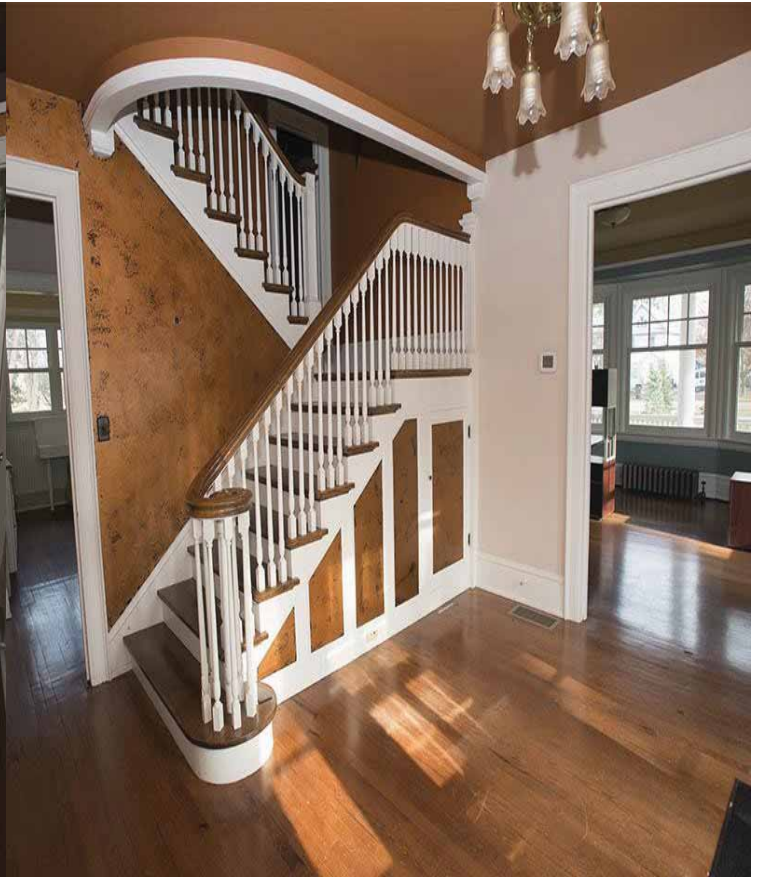


**1141 N. Pine Street - Front view**

**Foyer**



**Grand Staircase in Foyer**







**Office Space/Conference Room**





**Kitchen**

**Restroom**



Driving Map for:  
1141 N. Pine Street  
Lansing, MI 48915



**Directions:**

Located West of Old Town Proper between Willow St. and W. Oakland Rd St. Situated on the former MI School for the Blind Campus.

From East Lansing take head West on W Grand River Ave, continue onto I-69 BL/E Oakland Ave, turn right onto N Pine Street .

From I-69, head East on I-69BL/W Saginaw Hwy, turn left onto N Martin Luther King Jr Blvd, continue straight to stay on N Martin Luther King Jr Blvd, Turn right onto W Willow St, Turn right onto N Pine St, destination will be on the right.



## GIS Drawing of Property at: 1141N Pine St, Lansing, MI 48906



### Legal Description from County Records:

PARCEL H PART OF THE SOUTHWEST 1/4 OF SECTION 9, T4N-R2W, CITY OF LANSING, INGHAM COUNTY, MICHIGAN AND PART OF LOT 2 AND 3 OF BLOCK 26 OF THE "MAP OF THE SUBDIVISION OF BLOCKS 26 AND 27 IN TOWN OF MICHIGAN" AS RECORDED IN APRIL, 1849 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, COMMENCING AT A M.A.G. NAIL AT THE INTERSECTION OF THE WEST LINE OF NORTH PINE STREET (82.5 FEET) AND THE SOUTH LINE OF WEST WILLOW STREET (VARIABLE WIDTH), SAID POINT ALSO BEING THE NORTHEAST CORNER OF LOT 1, BLOCK 26 OF THE "MAP OF THE SUBDIVISION OF BLOCKS 26 AND 27 IN TOWN OF MICHIGAN" AS RECORDED IN APRIL, 1849, THENCE S 01DEG'45MIN 54SEC W, 246.00 FEET ALONG THE WEST LINE OF PINE STREET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL, THENCE S01DEG 45MIN 54SEC W, 147.74 FEET ALONG THE WEST LINE OF PINE STREET TO THE SOUTHEAST CORNER OF LOT 3, BLOCK 26 OF SAID PLAT AND THE NORTH LINE OF VACATED WEST GRAND RIVER AVENUE, THENCE N 88DEG 08MIN 49SEC W, 240.00 FEET ALONG THE SOUTH LINE OF LOT 3, BLOCK 26 OF SAID PLAT AND THE NORTH LINE OF VACATED WEST GRAND RIVER AVENUE, THENCE N 01DEG 45 MIN 54 SEC E, 147.85 FEET, THENCE S 88 DEG 07MIN 17 SEC E, 240.00 FEET TO THE POINT OF BEGINNING. CONTAINING 0.81 ACRES MORE OR LESS AND SUBJECT TO THE RIGHTS OF THE PUBLIC OVER NORTH PINE STREET. ALSO SUBJECT TO ANY EASEMENTS OR RESTRICTIONS OF USE OR RECORD.





## Disclosure Regarding Real Estate Agency Relationships



K-1

Before you disclose confidential information to a real estate licensee regarding a real estate transaction, you should understand what type of agency relationship you have with that licensee. A real estate transaction is a transaction involving the sale or lease of any legal or equitable interest in real estate consisting of not less than 1 or not more than 4 residential dwelling units or consisting of a building site for a residential unit on either a lot as defined in section 102 of the land division act, 1967 PA 288, MCL 560.102, or a condominium unit as defined in section 4 of the condominium act, 1978 PA 59, MCL 559.104.

- (1) An agent providing services under any service provision agreement owes, at a minimum, the following *duties* to the client:
- (a) The exercise of reasonable care and skill in representing the client and carrying out the responsibilities of the agency relationship.
  - (b) The performance of the terms of the service provision agreement.
  - (c) Loyalty to the interest of the client.
  - (d) Compliance with the laws, rules, and regulations of this state and any applicable federal statutes or regulations.
  - (e) Referral of the client to other licensed professionals for expert advice related to material matters that are not within the expertise of the licensed agent. **A real estate licensee does not act as an attorney, tax advisor, surveyor, appraiser, environmental expert, or structural or mechanical engineer and you should contact professionals on these matters.**
  - (f) An accounting in a timely manner of all money and property received by the agent in which the client has or may have an interest.
  - (g) Confidentiality of all information obtained within the course of the agency relationship, unless disclosed with the client's permission or as provided by law, including the duty not to disclose confidential information to any licensee who is not an agent of the client.

(2) A real estate broker or real estate salesperson acting pursuant to a service provision agreement shall provide the following *services* to his or her client:

- (a) When the real estate broker or real estate salesperson is representing a seller or lessor, the marketing of the client's property in the manner agreed upon in the service provision agreement.
- (b) Acceptance of delivery and presentation of offers and counteroffers to buy, sell, or lease the client's property or the property the client seeks to purchase or lease.
- (c) Assistance in developing, communicating, negotiating, and presenting offers, counteroffers, and related documents or notices until a purchase or lease agreement is executed by all parties and all contingencies are satisfied or waived.
- (d) After execution of a purchase agreement by all parties, assistance as necessary to complete the transaction under the terms specified in the purchase agreement.
- (e) For a broker or associate broker who is involved at the closing of a real estate or business opportunity transaction, furnishing, or causing to be furnished, to the buyer and seller, a complete and detailed closing statement signed by the broker or associate broker showing each party all receipts and disbursements affecting that party.

Michigan law requires real estate licensees who are acting as agents of sellers or buyers of real property to advise the potential sellers or buyers with whom they work of the nature of their agency relationship.

### SELLER'S AGENTS

A seller's agent, under a listing agreement with the seller, acts solely on behalf of the seller. A seller can authorize a seller's agent to work with subagents, buyer's agents and/or transaction coordinators. A subagent of the seller is one who has agreed to work with the listing agent, and who, like the listing agent, acts solely on behalf of the seller. Seller's agents and their subagents will disclose to the seller known information about the buyer which may be used to the benefit of the seller.

Individual services may be waived by the seller through execution of a limited service agreement. Only those services set forth in paragraph (2)(b), (c), and (d) above may be waived by the execution of a limited service agreement.

### BUYER'S AGENTS

A buyer's agent, under a buyer's agency agreement with the buyer, acts solely on behalf of the buyer. A subagent of the buyer is one who has agreed to work with the buyer's agent with who, like the buyer's agent, acts solely on behalf of the buyer. Buyer's agents and their subagents will disclose to the buyer known information about the seller which may be used to benefit the buyer.

Individual services may be waived by the buyer through execution of a limited service agreement. Only those services set forth in paragraph (2)(b), (c), and (d) above may be waived by the execution of a limited service agreement.

DUAL AGENTS

A real estate licensee can be the agent of both the seller and the buyer in a transaction, but only with the knowledge and informed consent, in writing, of both the seller and the buyer.

In such a dual agency situation, the licensee will not be able to disclose all known information to either the seller or the buyer. As a dual agent, the licensee will not be able to provide the full range of fiduciary duties to the seller or the buyer.

The obligations of a dual agent are subject to any specific provisions set forth in any agreement between the dual agent, the seller and the buyer.

TRANSACTION COORDINATOR

A transaction coordinator is a licensee who is not acting as an agent of either the seller or the buyer, yet is providing services to complete a real estate transaction. The transaction coordinator is not an agent for either party and therefore owes no fiduciary duty to either party.

DESIGNATED AGENCY

A buyer or seller with a designated agency agreement is represented only by agents specifically named in the agreement. Any agents of the firm not named in the agreement do not represent the buyer or seller. The named "designated" agent acts solely on behalf of his or her client and may only share confidential information about the client with the agent's supervisory broker who is also named in the agreement. Other agents in the firm have no duties to the buyer or seller and may act solely on behalf of another party in the transaction.

LICENSEE DISCLOSURE (Check one)

I hereby disclose that the agency status of the licensee named below is:

- X Seller's agent
Seller's agent - limited service agreement
Buyer's agent
Buyer's agent - limited service agreement
Dual agent
Transaction coordinator (A licensee who is not acting as an agent of either the seller or the buyer.)
None of the above

AFFILIATED LICENSEE DISCLOSURE (Check one)

- Check here if acting as a designated agent. Only the licensee's broker and a named supervisor broker have the same agency relationship as the licensee named below. If the other party in a transaction is represented by an affiliated licensee, then the licensee's broker and all named supervisory brokers shall be considered disclosed consensual dual agents.
Check here if not acting as a designated agent. All affiliated licensees have the same agency relationship as the licensee named below.

Further, this form was provided to the buyer or seller before disclosure of any confidential information.

John Bippus
Licensee

1-19-2017

Date

Licensee

Date

ACKNOWLEDGMENT

By signing below, the parties acknowledge that they have received and read the information in this agency disclosure statement and acknowledge that this form was provided to them before the disclosure of any confidential information. THIS IS NOT A CONTRACT.

The undersigned DOES DOES NOT have an agency relationship with any other real estate licensee. If an agency relationship exists, the undersigned is represented as SELLER BUYER.

Potential Buyer/Seller (circle one)

Date

Potential Buyer/Seller (circle one)

Date

Disclaimer This form is provided as a service of the Michigan Association of REALTORS®. Please review both the form and details of the particular transaction to ensure that each section is appropriate for the transaction. The Michigan Association of REALTORS® is not responsible for use or misuse of the form, for misrepresentation, or for warranties made in connection with the form.



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**Rated**



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