

**105 POST RD
ANCHORAGE, AK**



FOR SALE OR LEASE



Property Features

Building Size: 29,040sf

Lot Size: 41,590sf

Zoning: B-3

Additional Features/Information

Sale: \$2,500,000

Lease: \$0.75 psf NNN

10,000sf Available for Lease
500sf Office / 9,500sf warehouse

CURT NADING, PRESIDENT
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COMMERCIAL REAL ESTATE ALASKA
341 W. TUDOR, SUITE 103, ANCHORAGE, AK 99503 |
(907) 261-7302



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Property Details

3 building on one tax lot of 41,590 sf. Tax Parcel #003-063-01. Lot 1B, Block 32A, East Addition to the Townsite of Anchorage.

105 Post Rd (West and Middle Warehouse) - 1,000 sf office and 18,040 sf shop. Middle Warehouse built in 1965 with drive-through overhead doors on north and south walls. In 1968 the Western Warehouse was built with retail/office at NW corner and several drive-through doors along Post Road. Two restrooms.

1350 E 1st Avenue (East Warehouse) - 500 sf office and 9,500 sf warehouse. Built in 1961, dock high floor, interior loading dock, walk-in cold storage. One restroom, multiple sinks and hosing connections.

Feature: poured concrete slab (partially dock high); concrete and steel frame; flat roofs; concrete and metal panel exterior; gas fired unit heaters; some sprinkler protection; 3-phase and single-phase electrical services; 16-18' clear height; estimated 29 parking space.

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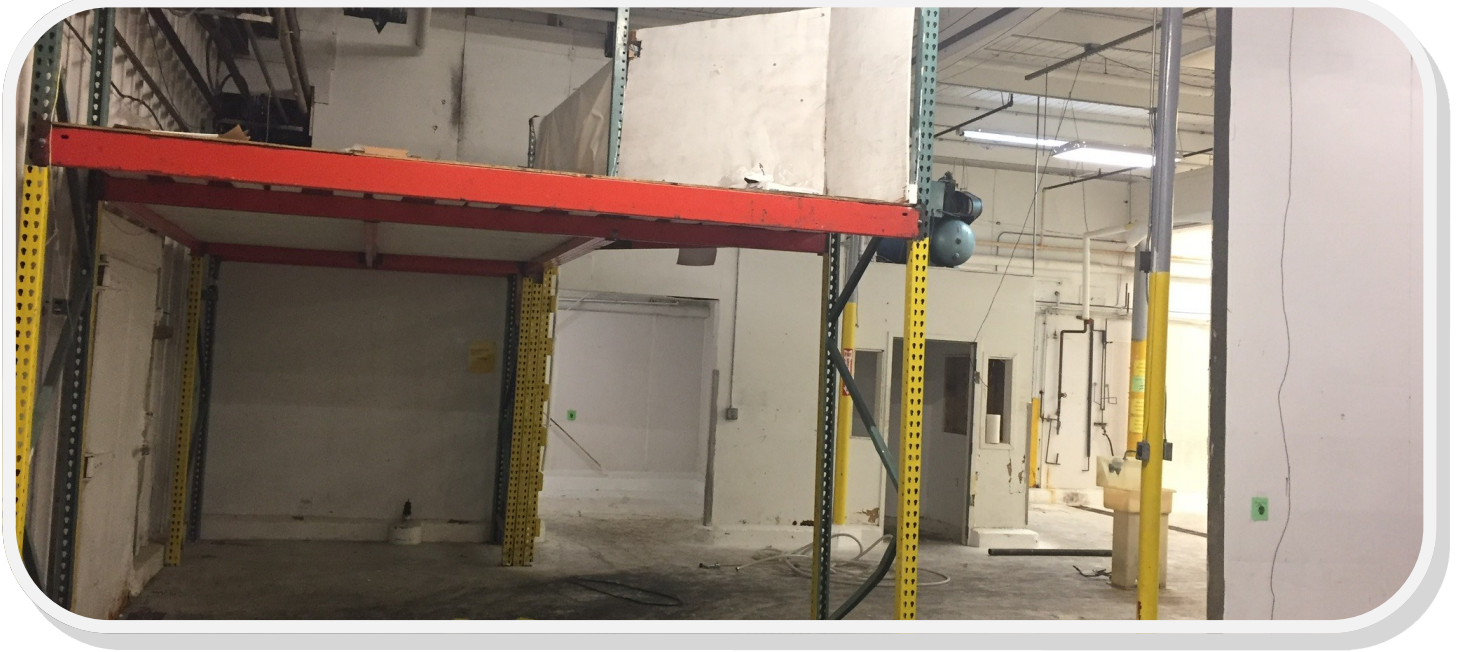
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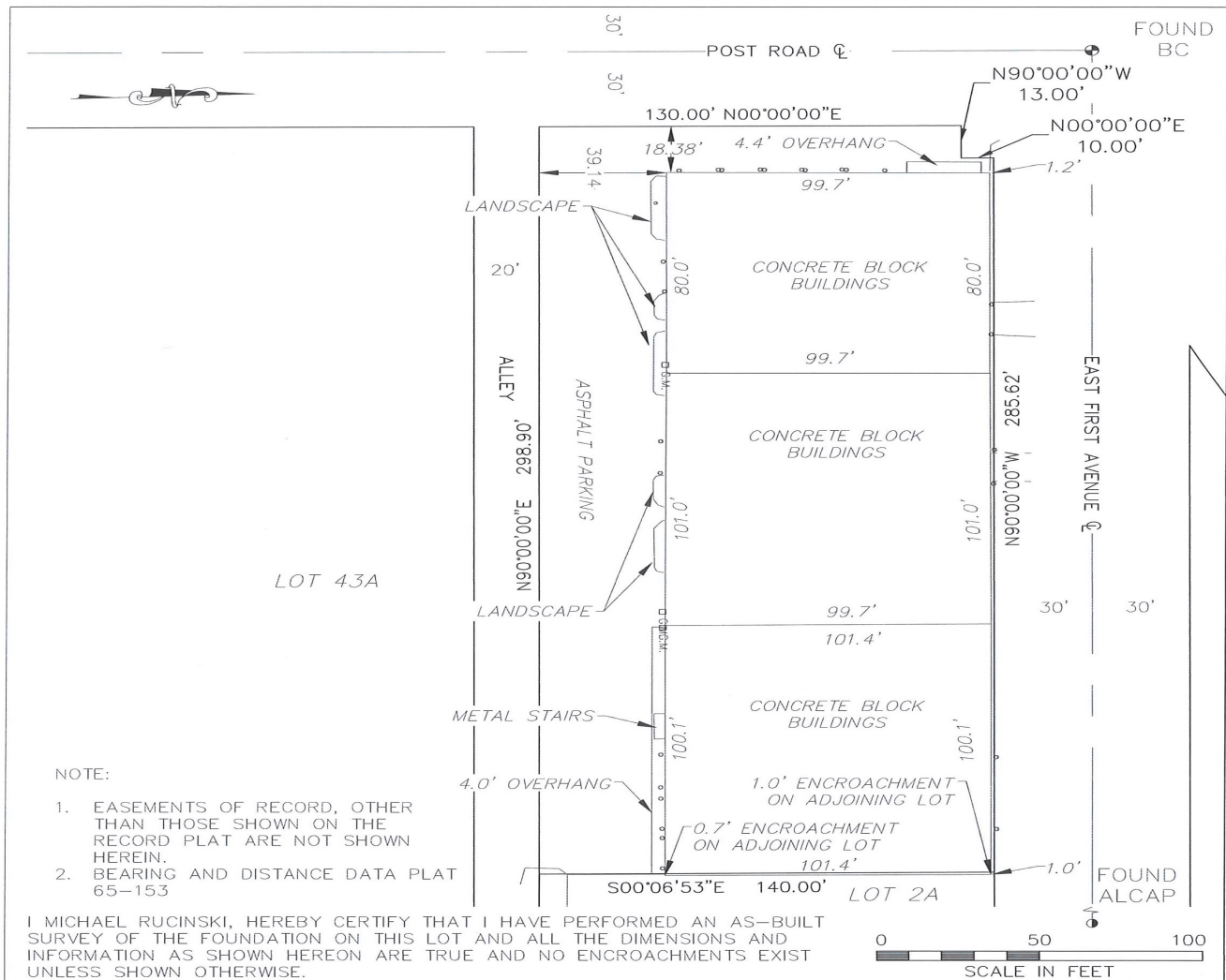
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AS-BUILT



AS-BUILT
LOT 1B, BLOCK 32A
EAST ADDITION SUBD.

ADDRESS:
105 POAST ROAD
Anchorage, AK. 99501

SCALE: 1"=50'
SURVEY DATE: 12/13/2019
DRAWN BY: M. RUCINSKI
CHECKED BY: M. RUCINSKI

MOA GRID: SW1232



ZONING: B-3

B-3: General Business District

1. Purpose

The B-3 district is intended primarily for general commercial uses in commercial centers and areas exposed to heavy traffic. These commercial uses are intended to be located on arterials, or within commercial centers of town, and to be provided with adequate public services and facilities. They are subject to the public view and should provide an attractive appearance with landscaping, sufficient parking, and controlled traffic movement.

Environmental impacts should be minimized. Abutting residential areas should be protected from potentially negative impacts associated with commercial activity. While B-3 district areas shall continue to meet the need for auto-related and other auto-oriented uses, it is the municipality's intent that the B-3 district also shall provide for safe and convenient personal mobility in other forms. Planning and design shall accommodate pedestrians and bicyclists. In addition to a wide range of commercial office, retail and commercial services, other use categories such as residential and community uses, and mixed-use projects, are allowed.

District-Specific Standards

a. Residential in B-3

Residential household living uses in the B-3 district shall be subject to the R-4 related FAR provisions in subsection 21.04.020I.2.c. The building height increase of subsection 21.04.020H.2.d. is available to residential household living uses in the B-3 district.

b. Height Increase Permitted

Buildings in the B-3 district may exceed the maximum height established for areas outside of Midtown in table 21.06-2, up to a maximum height of 60 feet, subject to the following:

i. The development shall be within an area designated by the

ZONING: B-3 (CONTINUED)

Conditional Height Increase

Buildings in the B-3 district may exceed the height increase permitted in subsection 2.b. above, up to a maximum height of 75 feet, subject to a conditional use review and the following additional approval criteria:

The development is within an area designated by the comprehensive plan as a commercial center, town center, or other type of urban center above the neighborhood scale.

ii. The building height, massing, and intensity of use is consistent with any applicable area-specific element of the comprehensive plan.

iii. The building complies with subsections 21.04.030G.3. and 7., and any additional placement and orientation conditions determined by the conditional use review.

d. Mixed-use development in this district shall follow the standards of subsection H. below.

3. District Location Requirements

a. Establishment of the B-3 district or changes to existing B-3 district boundaries shall meet the general rezoning criteria of this code and shall not be expanded along street corridors or into surrounding neighborhoods unless consistent with the comprehensive plan.

b. Future rezonings to B-3 shall take into consideration the desirability of B-3 being located on arterials and being served with adequate public services and facilities.

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DISCLAIMER

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By acceptance of these marketing materials, the recipient acknowledges and agrees to bear all risk for any inaccuracies or omissions and to hold Commercial Real Estate Alaska and their Licensee(s) harmless therefrom.

Buyer responsible to conduct own due diligence including suitability for intended purpose.

a. Buyer is advised to research land use, building regulations, zoning, CC&R's, utility locations, code compliance, status of permits issued, availability and cost of insurance, the possible existence of mold or asbestos or radon or other substances/gases known to cause health issues, and any other issues which may affect the Property and/or the Buyer's intended use of the Property.

b. **TITLE 21 ZONING REWRITE EFFECTIVE 1/1/2014.** The Anchorage Assembly approved a comprehensive rewrite of Title 21, which took effect on January 1, 2014. The implementation of this rewrite may have resulted in material changes to the specific regulations and use restrictions that applied to the subject property prior to the rewrite implementation and it is your responsibility to research and confirm that the use you intend to put the property and the improvements associated therewith comply with all applicable codes and regulations pertaining thereto. Portions of the Title 21 Zoning regulations may be included in this marketing package for demonstration purposes, however, other portions of the Title 21 Zoning regulations not included may be applicable to the subject property as well. You are strongly encouraged to research the full applicability of current Title 21 Zoning regulations governing the subject property by contacting the Municipality of Anchorage Planning and Zoning Department (907) 343-7921, or online at www.muni.org. Copies of the current Title 21 can be found at <http://www.muni.org/Departments/OCPD/Planning/Projects/t21/Pages/Title21Rewrite.aspx>