LAND - FOR SALE

MIDTOWN
19,140SF
I-1 ZONED

MLS 21-17271

NHN C Street & Dowling Road, Anchorage, AK

PACIFIC TOWER
PROPERTIES

Mark W. Rowley
Broker
907.244.3000
mrowley@pacifictower.com

Pacific Tower Properties
400 D Street, Suite 210
Anchorage, AK 99501
(907) 561-4010 Office
www.pacifictower.com

DEVELOPMENT SITE

Midtown location
Great visibility from corner lot
19,140 sf of Land
Zoned Light Industrial (I-1)
Offered at $220,000
or $11.50 +/-psf

All information is deemed reliable. Pacific Tower Properties offers no warranties on this information. Prospective Purchasers are hereby advised to independently verify all information.

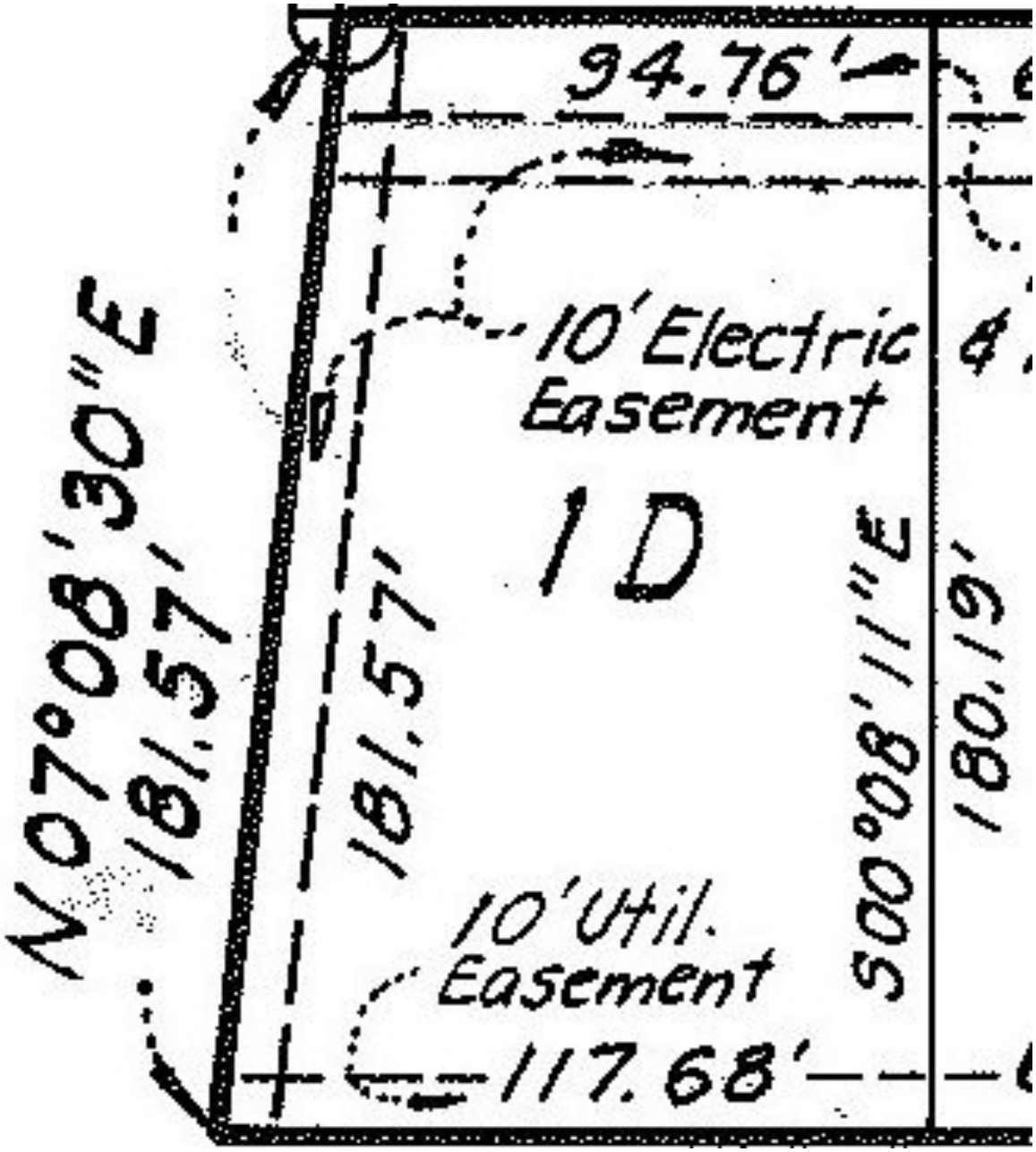
- Vacant commercial land
- Conveniently located in midtown at the corner of C Street & Dowling Rd.
- Approx. 4.1miles from Anchorage International Airport
- Fee Simple
- Light Industrial Zoning (I-1)
- 19,140 =/- square feet
- Current access via frontage road. A driveway permit will need to be obtained by the Municipality of Anchorage.
- Light Industrial Zoning (I-1)
- A portion of the property is Class C wetlands.

Legal: C Street Industrial, Block 3, Lot 1D, 2021 real estate taxes $2,467

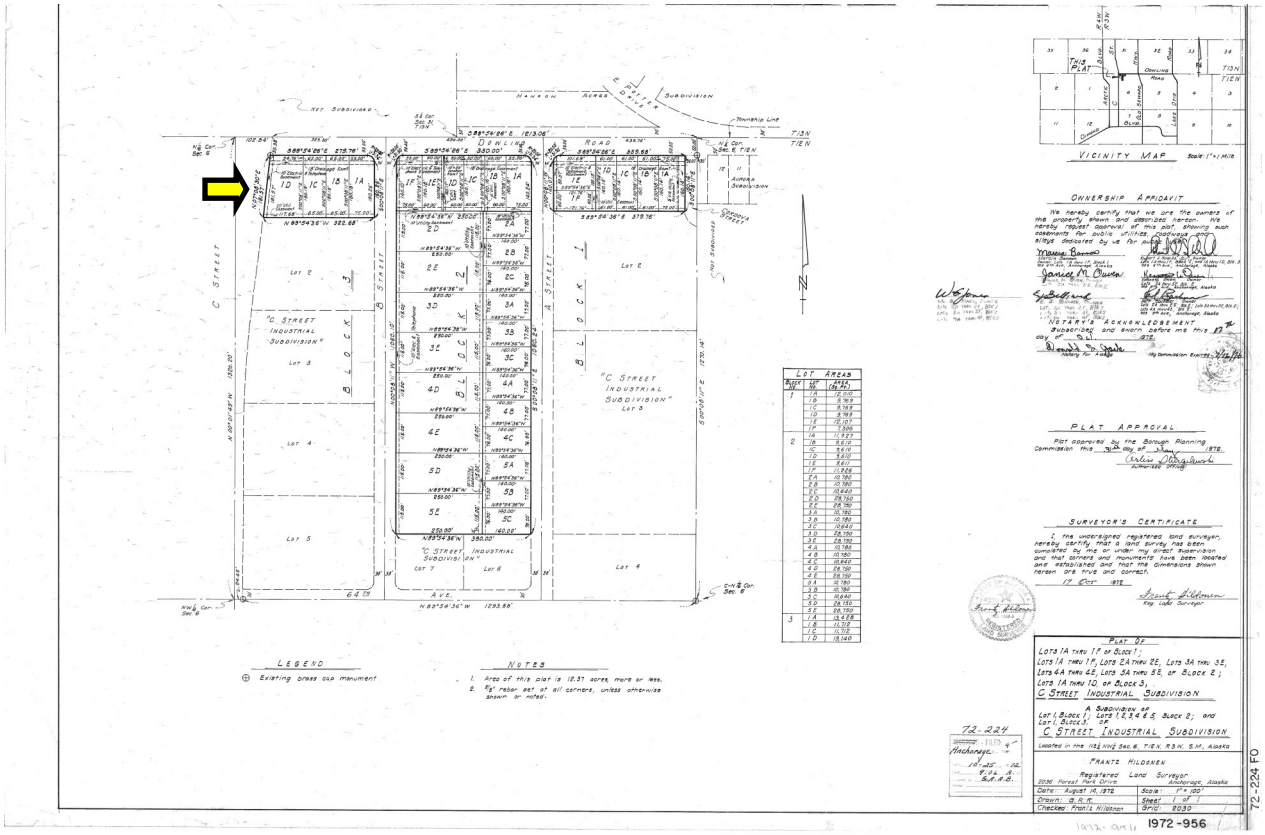
W Dowling Rd
W Dowling Rd
W Dowling Rd
C St
C St
C St
C St
6050 B St
Auto Parts
Google Earth

SGS North America Inc. - Environment
Double Shovel Cider Company
Cynosure Brewing
WooHoo! Ice cream
W Dowling Rd
W Dowling Rd
E Dowling Rd
6050 B St
C St
Bonanza Ave
Grainger Industrial Supply
Curtis & Campbell - A Division of Spenard...
Anchorage Distillery
© 2021 Google
Arctic Wire Rope & Supply
W 64th Ave
Google Earth

Plat—zoom

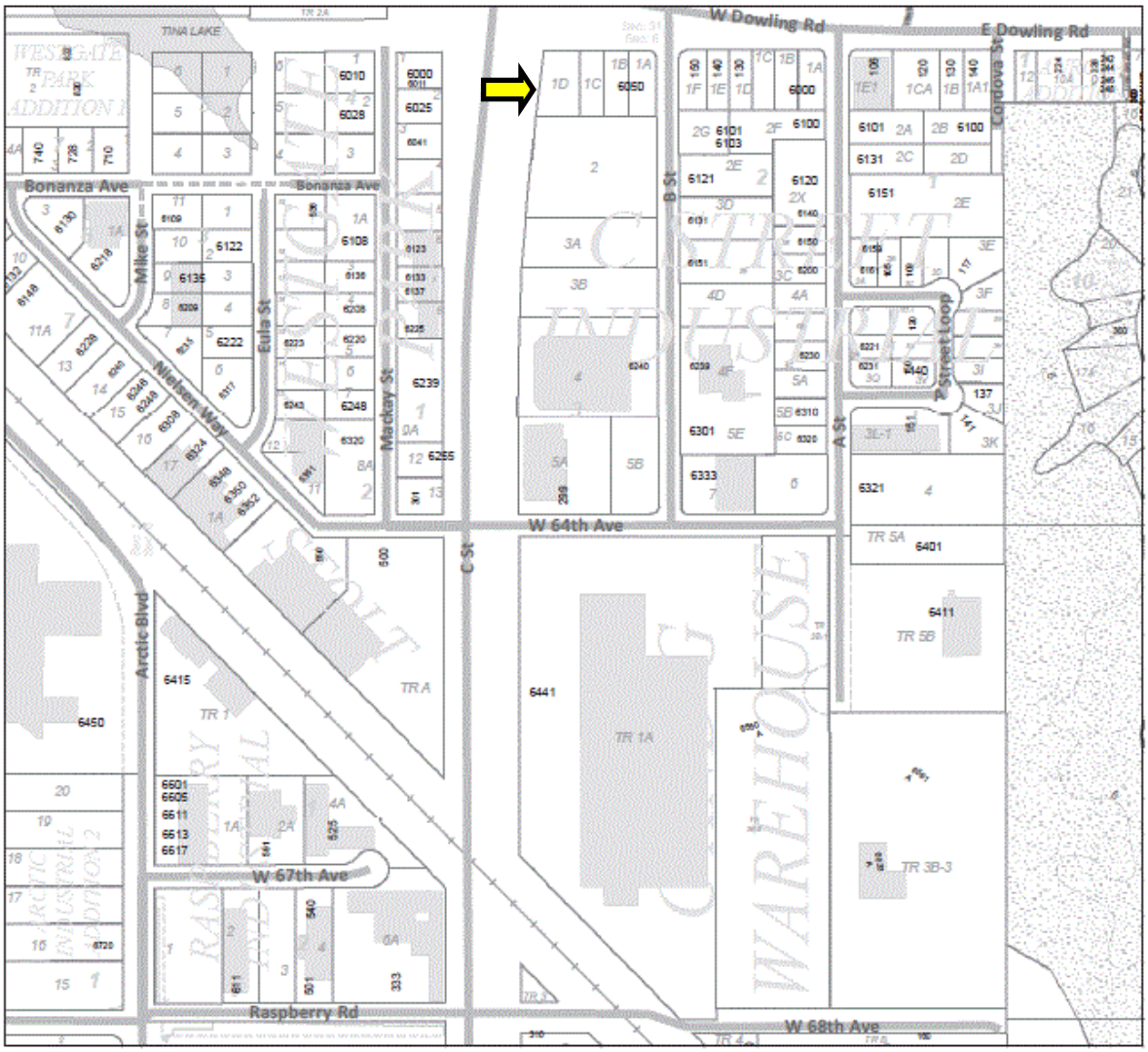

94.76'
10' Electric
Easement
1D
N07°08'30"E
181.57'
181.57'
S00°08'11"E
180.19'
10' Util.
Easement
117.68'

Plat



VICINITY MAP
OWNERSHIP AFFIDAVIT
NOTARY'S ACKNOWLEDGEMENT
PLAT APPROVAL
SURVEYOR'S CERTIFICATE
LEGEND
NOTES
LOT AREAS
PLAT OF
C STREET INDUSTRIAL SUBDIVISION
FRANTZ HILDENEN
Registered Land Surveyor
72-224
1972-956

Location map

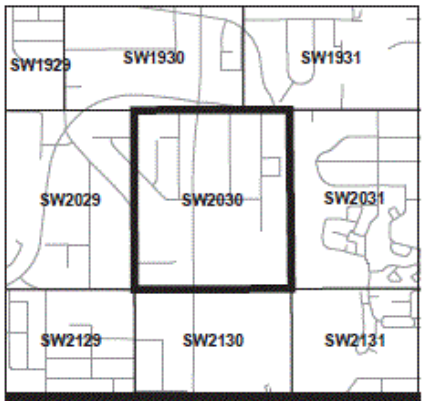


4819 Active Address
Public Road
One Way Road
Platted/Not-Built Public Road
Private Road
Private Road, 4WD Access
Driveway

Buildings
Parks
Military Boundary
Gate Preventing Through Access
Railroad Tracks

N

1 inch = 380 feet



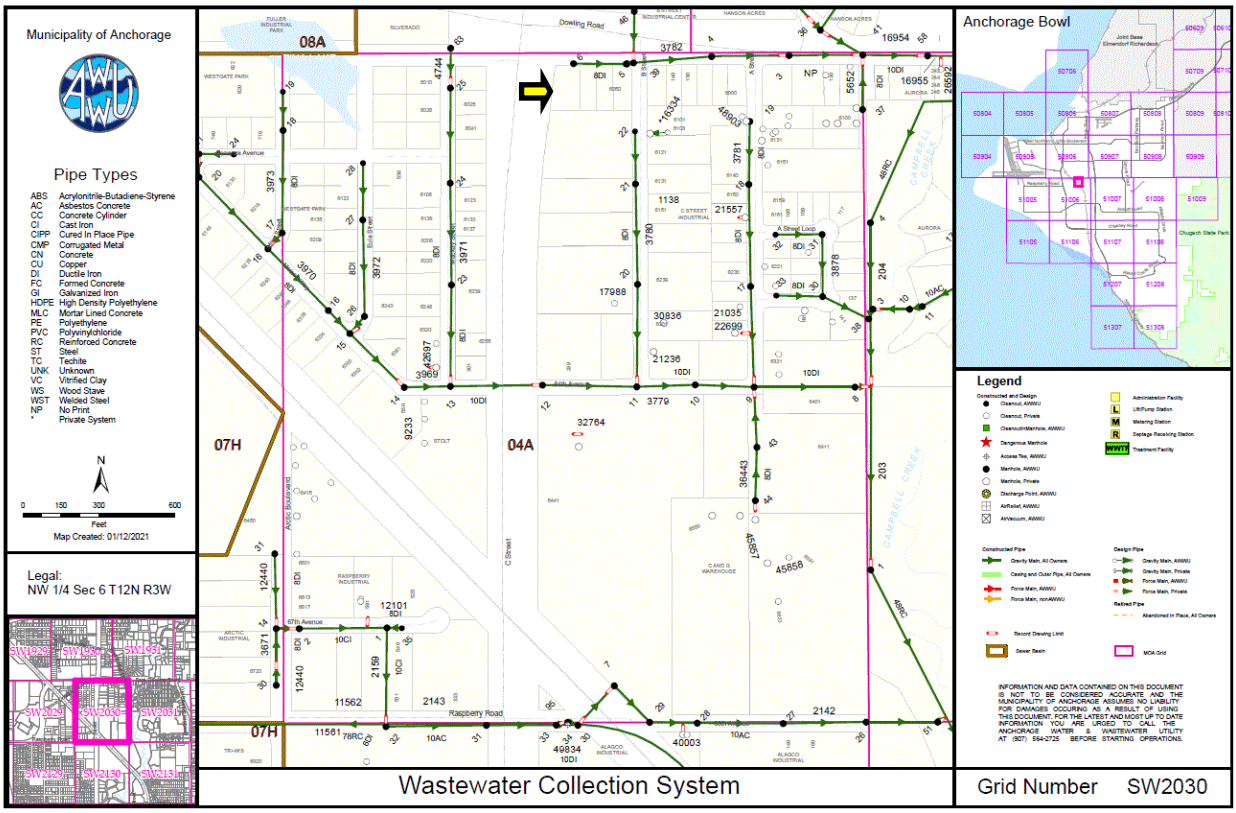
Municipality of Anchorage
Addressing
addressing@muni.org
907.343.8466
4700 Elmore Road
P.O. Box 196650
Anchorage, AK 99519-6650

This map is derived from Geographic Information Systems data developed and maintained by the Municipality of Anchorage(MOA). This map is not the official representation of any of the information included and is made available to the public solely for informational purposes. This map may be outdated, inaccurate and may omit important information. Do not rely on this information. The Municipality of Anchorage will not be liable for losses arising from errors, inaccuracies or omissions in the map.

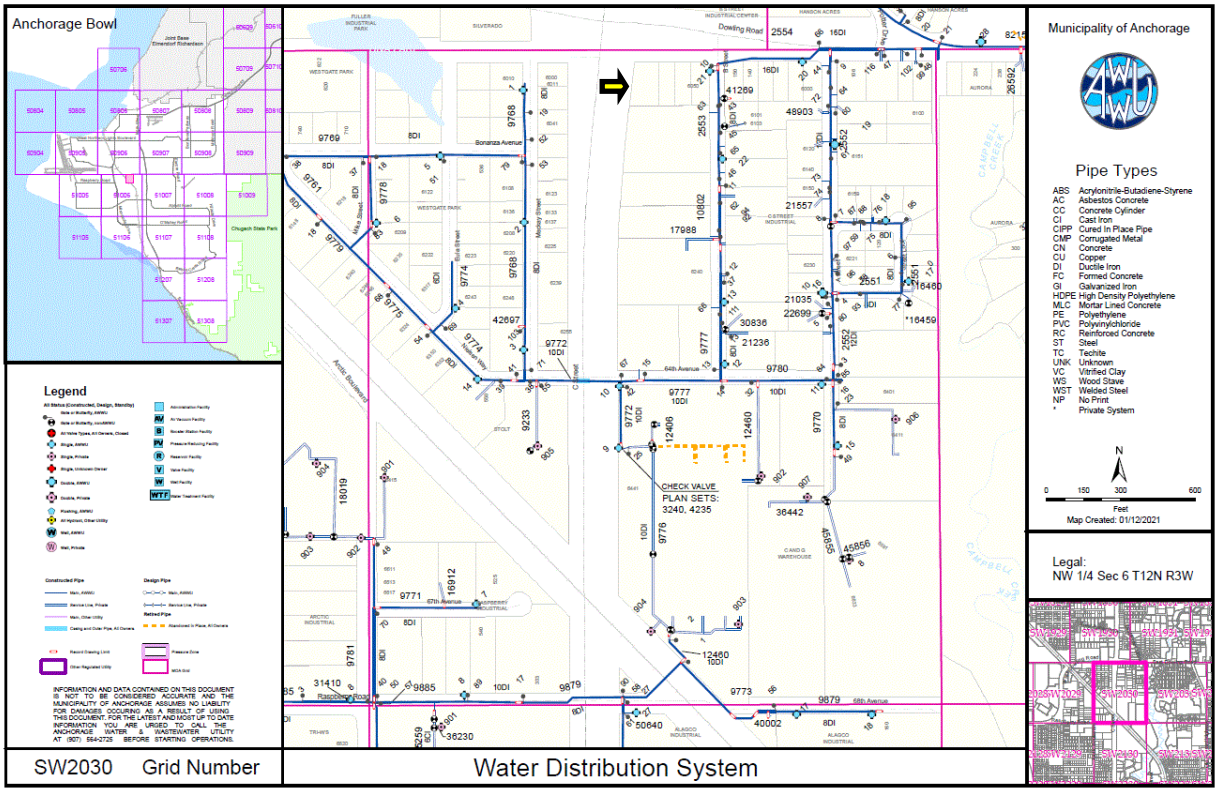
Anchorage Bowl **SW2030 12N03W06** 07 Oct 2021

Vicinity Map

Wastewater


Municipality of Anchorage
Pipe Types
ABS Acrylonitrile-Butadiene-Styrene
AC Asbestos Concrete
CC Concrete Cylinder
CI Cast Iron
CIPP Cured In Place Pipe
CMP Corrugated Metal
CN Concrete
CU Copper
DI Ductile Iron
FC Formed Concrete
GI Galvanized Iron
HDPE High Density Polyethylene
MLC Mortar Lined Concrete
PE Polyethylene
PVC Polyvinylchloride
RC Reinforced Concrete
ST Steel
TC Techite
UNK Unknown
VC Vitrified Clay
WS Wood Stave
WST Welded Steel
NP No Print
* Private System
N
0 150 300 600
Feet
Map Created: 01/12/2021
Legal:
NW 1/4 Sec 6 T12N R3W
08A
07H
04A
07H
Dowling Road
Raspberry Road
Arctic Boulevard
C Street
Anchorage Bowl
Legend
Wastewater Collection System
Grid Number SW2030

Water location



I-I Zoning
www.muni.org

morning, Officer Parry saw Denali running in traffic so he pulled over to help. Denali accepted his offer and jumped in his car.
Posted on Sep 2, 2020

I-1 -- Light Industrial District

The I-1 district is intended primarily for public and private light and general manufacturing, processing, service, storage, wholesale, and distribution operations along with other uses that support and/or are compatible with industrial uses. Business-industrial parks and single-commodity bulk retail sales and building supply stores and services are allowed. Many commercial uses are also permitted and/or conditionally allowed, with some limitations on the more intensive customer retail, community service, and commercial employment establishments, to reduce land use and traffic conflicts, promote efficient use of industrial lands, and encourage the location of intensive commercial activities in commercial centers.

I-2 -- Heavy Industrial District

The I-2 district is intended primarily as an industrial activity area and reserve for public and private heavy manufacturing, warehousing and distribution, equipment and materials storage, vehicle and equipment repair, major freight terminals, waste and salvage, resource extraction and processing, and other related uses. Some commercial uses, that support or are compatible with industrial uses, are also permitted or conditionally allowed. Non-industrial uses are more limited than in other districts, to prevent land use and traffic conflicts, retain a preserve of activities that is supportive of industrial establishments, and to maintain and protect the supply of industrial lands within the municipality.

Zoning Lot Requirements Setback Requirements Maximum District Area Width Coverage Front Side Rear Height (ft) I-1 All uses 6,000 square feet 50 feet N/A 10 feet 20 if adjacent to a residential district; otherwise 0 or at least 5 feet 20 if adjacent to a residential district; otherwise 0 or at least 5 feet 50* I-2 All uses 6,000 square feet 50 feet N/A 10 feet 40 if adjacent to a residential district; otherwise 0 or at least 5 feet 40 if adjacent to a residential district; otherwise 0 or at least 5 feet none *Non-building industrial structures and industrial appurtenances are exempt from the maximum allowed height If you use the online version of the code (under "External Links") search on "21.06.020" for more information.

Zoning District		Lot Requirements			Setback Requirements			Maximum Height (ft)
		Area	Width	Coverage	Front	Side	Rear	
I-1	All uses	6,000 square feet	50 feet	N/A	10 feet	20 if adjacent to a residential district; otherwise 0 or at least 5 feet	20 if adjacent to a residential district; otherwise 0 or at least 5 feet	50*
I-2	All uses	6,000 square feet	50 feet	N/A	10 feet	40 if adjacent to a residential district; otherwise 0 or at least 5 feet	40 if adjacent to a residential district; otherwise 0 or at least 5 feet	none

*Non-building industrial structures and industrial appurtenances are exempt from the maximum allowed height

If you use the online version of the code (under "External Links") search on "21.06.020" for more information.

ALASKA REAL ESTATE COMMISSION
CONSUMER DISCLOSURE

This Consumer Disclosure, as required by law, provides you with an outline of the duties of a real estate licensee (licensee). This document is not a contract. By signing this document you are simply acknowledging that you have read the information herein provided and understand the relationship between you, as a consumer, and a licensee. (AS 08.88.600 – 08.88.695)

There are different types of relationships between a consumer and a licensee. Following is a list of such relationships created by law:

Specific Assistance

The licensee does not represent you. Rather the licensee is simply responding to your request for information. And, the licensee may "represent" another party in the transaction while providing you with specific assistance.

Unless you and the licensee agree otherwise, information you provide the licensee is not confidential.

Duties ***owed*** to a consumer by a licensee providing specific assistance include:

a. Exercise of reasonable skill and care;
b. Honest and good faith dealing;
c. Timely presentation of all written communications;
d. Disclosing all material information known by a licensee regarding the physical condition of a property; and
e. Timely accounting of all money and property received by a licensee.

Representation

The licensee represents only one consumer unless otherwise agreed to in writing by all consumers in a transaction.

Duties ***owed*** by a licensee when representing a consumer include:

a. Duties owed by a licensee providing specific assistance as described above;
b. Not intentionally take actions which are adverse or detrimental to a consumer;
c. Timely disclosure of conflicts of interest to a consumer;
d. Advising a consumer to seek independent expert advice if a matter is outside the expertise of a licensee;
e. Not disclosing consumer confidential information during or after representation without written consent of the consumer unless required by law; and
f. Making a good faith and continuous effort to accomplish a consumer's real estate objective(s).

Neutral Licensee

A neutral licensee is a licensee that provides specific assistance to both consumers in a real estate transaction but does not "represent" either consumer. A neutral licensee must, prior to providing specific assistance to such consumers, secure a Waiver of Right to be Represented (form 08-4212) signed by both consumers.

Duties ***owed*** by a neutral licensee include:

a. Duties owed by a licensee providing specific assistance as described above;
b. Not intentionally taking actions which are adverse or detrimental to a consumer;
c. Timely disclosure of conflicts of interest to both consumers for whom the licensee is providing specific assistance;
d. If a matter is outside the expertise of a licensee, advise a consumer to seek independent expert advice;
e. Not disclosing consumer confidential information during or after representation without written consent of the consumer unless required by law; and
f. Not disclosing the terms or the amount of money a consumer is willing to pay or accept for a property if different than what a consumer has offered or accepted for a property.

If authorized by the consumers, the neutral licensee may analyze and provide information on the merits of a property or transaction, discuss price terms and conditions that might be offered or accepted, and suggest compromise solutions to assist consumers in reaching an agreement.

Designated Licensee

In a real estate company, a broker may designate one licensee to represent or provide specific assistance to a consumer and another licensee in the same office to represent or provide specific assistance to another consumer in the same transaction.

ACKNOWLEDGEMENT:

I/We, Purchaser: _____ have read the information provided in this Alaska Real Estate
(print consumer's name(s))

Consumer Disclosure and understand the different types of relationships I/we may have with a real estate licensee. I/We understand that Mark Rowley / Melonie Chapman _____ of Pacific Tower Properties _____
(licensee name) *(brokerage name)*

will be working with me/us under the relationship(s) selected below.

(Initial)

_____ **Specific assistance without representation.**

_____ **Representing the Seller/Lessor only.** (may provide specific assistance to Buyer/Lessee)

_____ **Representing the Buyer/Lessee only.** (may provide specific assistance to Seller/Lessor)

_____ **Neutral Licensee.** (must attach Waiver of Right to be Represented, form 08-4212)

Date: 11/16/2021 Signature: Mark Rowley M. Chapman
(Licensee) Mark Rowley / Melonie Chapman

Date: _____ Signature: _____
(Consumer) Purchaser:

Date: _____ Signature: _____
(Consumer)

THIS CONSUMER DISCLOSURE IS NOT A CONTRACT

Legal: C Street Industrial, Lot 1D, Block 3
Tax parcel #012-013-01-000
Approx. 19,140sf Land