

12130 REGENCY DRIVE, EAGLE RIVER



FOR SALE



Property Features

Building Size: 35,962sf

Lot Size: 119,398sf

Zoning: B-3

Offered at: \$3,100,000

Additional Features/Information

Sale Includes: Real Estate, Building, Bowling alley equipment, Bar & Kitchen equipment, Snak bar, Laundromat & Liquor License

CURT NADING, PRESIDENT

CURT@CREALASKA.COM

SEASON BAKER

SEASON@CREALASKA.COM

COMMERCIAL REAL ESTATE ALASKA

341 W. TUDOR, SUITE 103, ANCHORAGE, AK 99503 |

(907) 261-7302



12130 REGENCY DRIVE, EAGLE RIVER

TAX INFORMATION

Public Inquiry Parcel Details

[View Parcel on Map](#)

PARCEL: 050-101-42-000 01/01 Commercial Bowling Alley 11/19/19



REGIONAL PARK #3
TR S1A

Site 12130 Regency Dr

Lot Size: 119,354	---Date Changed---	---Deed Changed---	GRW: PIWt
Zone : CE B3	Owner : 01/31/00	Stateid: 3582 0000521	
Tax Dist: 050	Address: 04/18/01	Date : 01/03/00	
Grid : NW0251	Hra # :	Plat : 860145	
GRW: PIWC		REF #: 09/30/86 050-101-34-000	

ASSESSMENT HISTORY

	---Land--	--Building-	---Total---	
Appraised Val 2017:	790,700	1,567,400	2,358,100	
Appraised Val 2018:	790,700	1,649,000	2,439,700	--Exemption--
Appraised Val 2019:	790,700	1,707,700	2,498,400	-----Type-----
Exempt Value 2019:	0	0	0	
State Exempt 2019:			0	
Resid Exempt 2019:			0	
Taxable Value 2019:			2,498,400	

Liv Units: 000 Common Area: Leasehold: Insp Dt: 07/04 Land Only
03/17 Ext Ownr/Oc
08/11 Desk Edit

BUILDING DATA

Name: EAGLE RIVER BOWL	Bldg Area: 35,366	Yr Blt: 1985
		Eff Yr: 1985 Ident
Bldg Type: Bowling Alley	Grade : Average	# Units: 024 Bldgs: 1

CURT NADING, PRESIDENT
CURT@CREALASKA.COM

SEASON BAKER
SEASON@CREALASKA.COM

COMMERCIAL REAL ESTATE ALASKA
(907) 261-7302



12130 REGENCY DRIVE, EAGLE RIVER

TAX INFORMATION

INTERIOR FEATURES

Floor Level	Size Area:	Use Type:	Wall Hgt :	Wall Material:	Constrct Type:	Heat Type:	Air Phys Con Cond:	Funct Utilt
01/01	28,966	Bowling	Al 20	Light Metal	Light Steel	Hot Air	0 Normal	Normal
01/01	3,200	Bowling	Al 11	Light Metal	Light Steel	Hot Air	0 Normal	Normal
02/02	3,200	Multi-Use	09	Light Metal	Light Steel	Hot Air	0 Normal	Normal

OTHER BUILDING AND YARD IMPROVEMENTS

Yard Structure:	Size/Amt:	Units:	Yr/Blt:	Condition:	Funct/Utilt:
Paving Asphalt Pk	78,480	01	85	Normal	Normal
Paving Concrete-Av	1,000	01	85	Normal	Normal

BUILDING OTHER FEATURES-ATTACHED IMPROVEMENTS

Qty:	Structure Code:	Size1:	Size2:	Qty:	Structure Code:	Size1:	Size2:
2	Cooler-Chiller	80	1				
1	Cooler-Freezer	80	1				
1	Sprinkler Wet	31,825	1				

CURT NADING, PRESIDENT
CURT@CREALASKA.COM

SEASON BAKER
SEASON@CREALASKA.COM

COMMERCIAL REAL ESTATE ALASKA
(907) 261-7302



12130 REGENCY DRIVE, EAGLE RIVER

Salient Facts

12130 Regency Drive Eagle River, Alaska

Legal Description: Tract S1A, Regional Park #3 Subdivision
Anchorage Recording District, Third Judicial District,
State of Alaska

Tax Parcel # 050-101-42-000, 2018 Real Estate Taxes = \$39,449.94

Location: 12130 Regency Drive, Eagle River, Alaska

Improvements: The site is improved with a 35,962 square foot wood framed, steel sided commercial building that was built in 1985 according to municipal tax records. The current configuration consist of a 24-lane bowling center with a bar/lounge containing approx. 25,779 square feet. The remaining ground level space is retail/office containing approx. 6,791 square feet. The second floor contains approx. 3,392 of office space. The net rentable is estimated at approx. 35,186 square feet. The footprint of the building is 160' x 192' with a 26' x 75' extension along the southeast corner.

Current configuration

Bowling area	20,984	sf
Bar	5,160	sf
Bingo area	4,030	sf
Snack bar	900	sf
Laundry	750	sf
Pro Shop	240	sf
Common Area	506	sf
2nd floor Office	3,392	sf
	<hr/>	
	35,962	sf

Utility Services: Public water, sewer, natural gas, electricity and telephone

Heating: The HVAC system is gas fired forced air roof mounted units.

Roof: The roof is flat wood decking with built-up rubber membrane covering. There is a 2' parapet around the roof and internal roof drain.

Zoning: B-3, General Business District
(see enclosed MOA summary for details)

CURT NADING, PRESIDENT
CURT@CREALASKA.COM

SEASON BAKER
SEASON@CREALASKA.COM

COMMERCIAL REAL ESTATE ALASKA
(907) 261-7302



12130 REGENCY DRIVE, EAGLE RIVER

Site Description: The Lot is general level and contains approximately 119,398 square feet (2.741 acres) per MOA tax records. The site has asphalt paving. There are an 185 estimated parking spaces.

Access: The site fronts along the north side of Regency Drive, which is a paved minor collector.

Asking Price: \$3,100,000 Building, Real Estate, FF&E & Liquor License
\$2,600,000 Building/Real Estate Only

CURT NADING, PRESIDENT
CURT@CREALASKA.COM

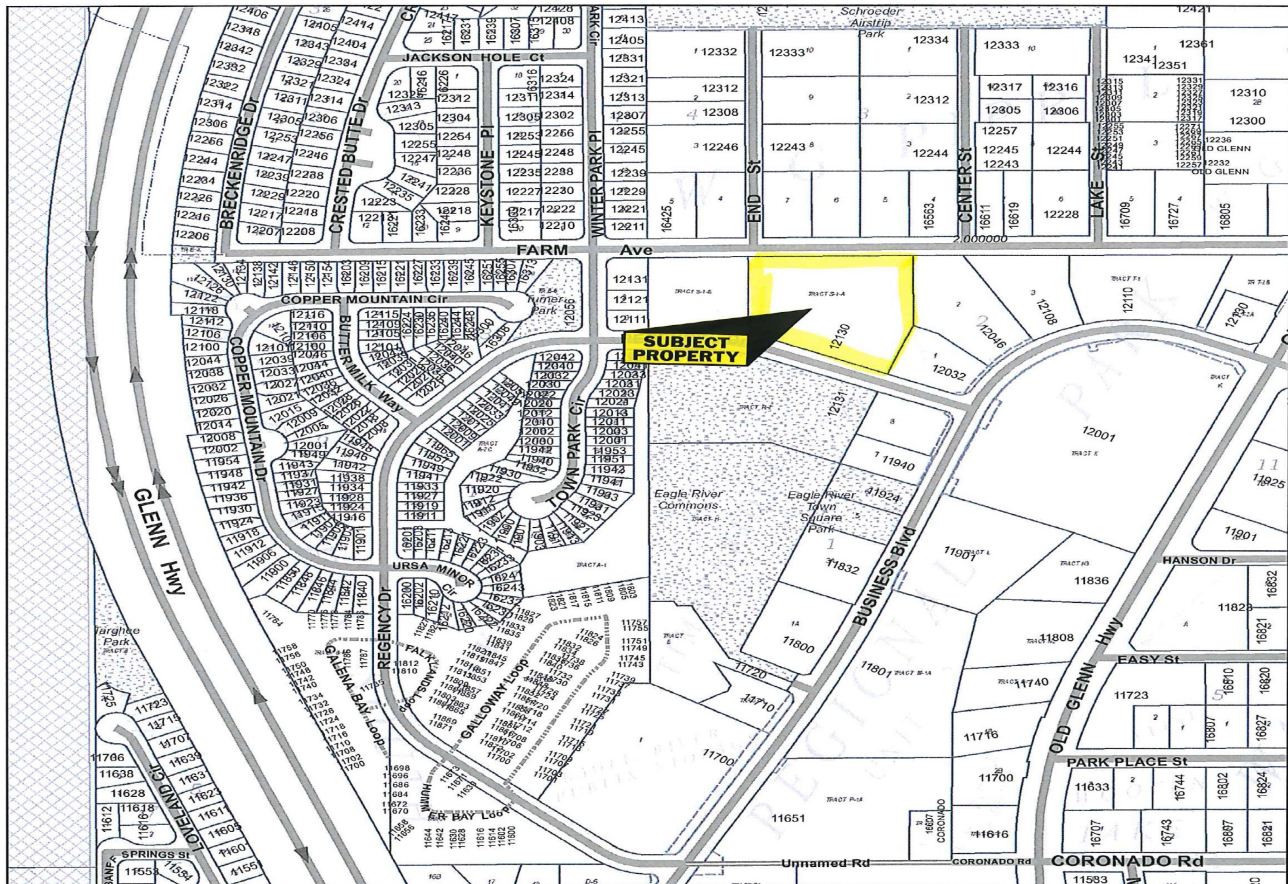
SEASON BAKER
SEASON@CREALASKA.COM

COMMERCIAL REAL ESTATE ALASKA
(907) 261-7302



12130 REGENCY DRIVE, EAGLE RIVER

AREA 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

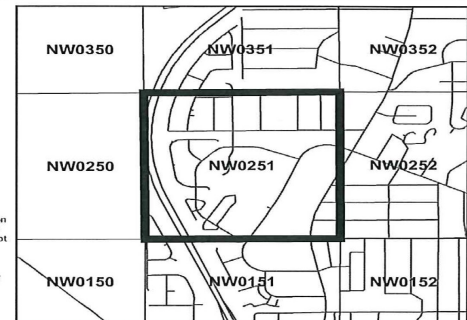
1 inch = 380 feet

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.



Vicinity Map

Chugiak/Eagle River NW0251 14N02W02 15 Jan 2014

CURT NADING, PRESIDENT
CURT@CREALASKA.COM

SEASON BAKER
SEASON@CREALASKA.COM

COMMERCIAL REAL ESTATE ALASKA
(907) 261-7302



12130 REGENCY DRIVE, EAGLE RIVER

AREA MAP



CURT NADING, PRESIDENT
CURT@CREALASKA.COM

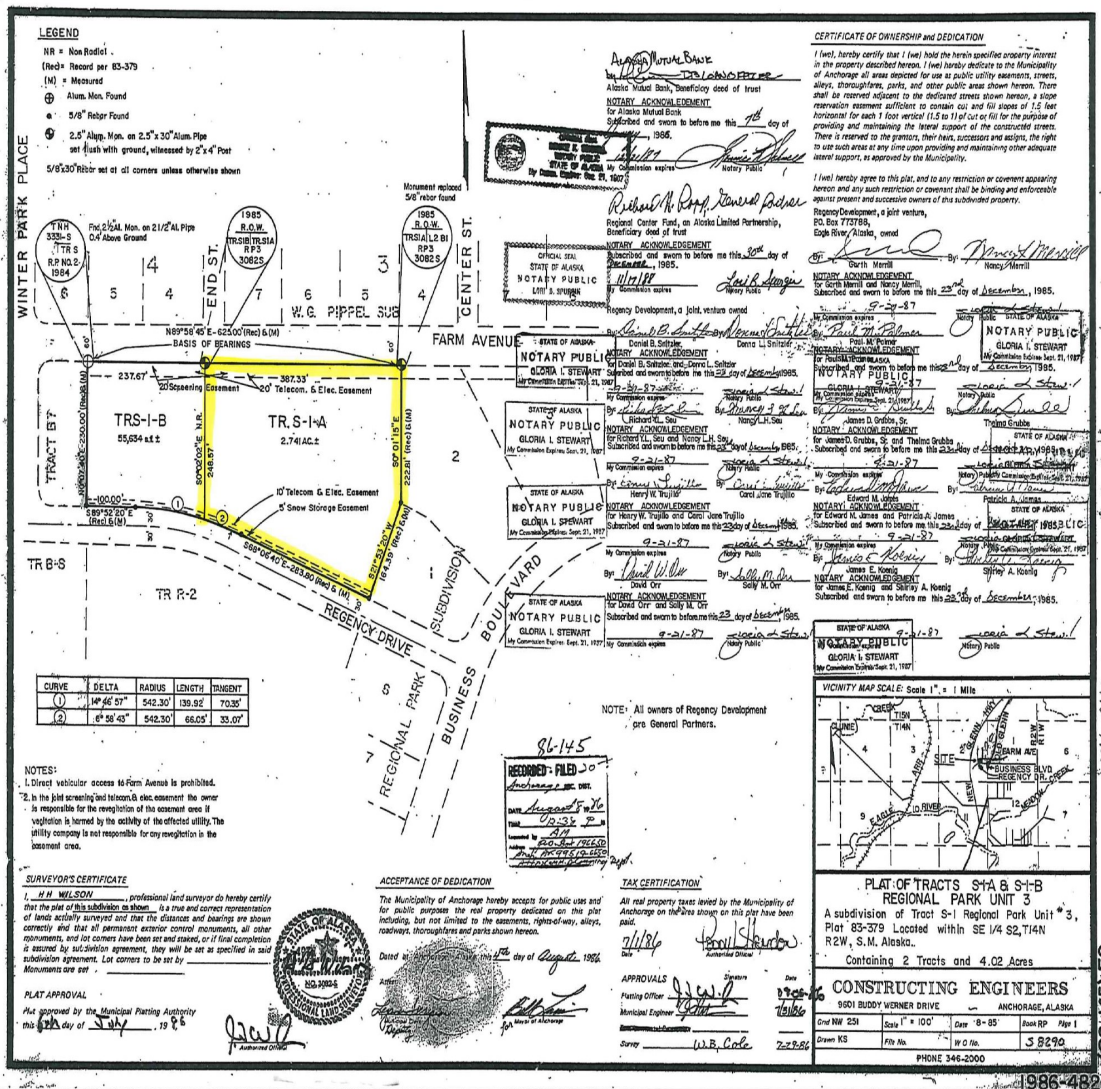
SEASON BAKER
SEASON@CREALASKA.COM

COMMERCIAL REAL ESTATE ALASKA
(907) 261-7302



12130 REGENCY DRIVE, EAGLE RIVER

AREA MAP



CURT NADING, PRESIDENT
CURT@CREALASKA.COM

SEASON BAKER
SEASON@CREALASKA.COM

COMMERCIAL REAL ESTATE ALASKA
(907) 261-7302



12130 REGENCY DRIVE, EAGLE RIVER

ZONING: B-3

Chapter 21.04: Zoning Districts
Sec.21.04.030 Commercial Districts

- ii. Gross floor area of allowed nonresidential uses between 5,001 and 20,000 square feet may be requested through an administrative site plan review.
 - iii. Notwithstanding b.i. and b.ii., the maximum gross floor area of grocery or food stores is 40,000 square feet without any review beyond that required by table 21.05-1.
 - c. **Mixed-Use Development**
Mixed-use development in this district shall comply with the standards of subsection G. below.
 - d. **Nursing Facilities**
Nursing facilities with up to 16 residents are a permitted use in the B-1B district. Nursing facilities with more than 16 residents are allowed by conditional use approval in the B-1B district.
 - 3. **District Location Requirements**
In addition to the general rezoning criteria, the following requirements shall apply in the creation or expansion of the B-1B district:
 - a. The minimum contiguous area for a B-1B district shall be two acres.
 - b. The maximum contiguous area for a B-1B district shall be 20 acres.
- D. **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.
 - 2. **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 comprehensive plan as a commercial center or other type of urban center above the neighborhood scale.

12130 REGENCY DRIVE, EAGLE RIVER

ZONING: B-3

Chapter 21.04: Zoning Districts
Sec.21.04.030 Commercial Districts

- ii. The development shall be subject to administrative site plan review and section 21.07.070, *Neighborhood Protection*.
 - c. **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:
 - i. 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.
- E. **RO: Residential Office District**
- 1. **Purpose**
The RO district is intended to provide areas for professional, business, and medical service (outpatient) office uses, or areas with a compatible mix of office and residential uses. The district provides for small- to medium-sized office buildings, often in transition locations between residential areas and more intense commercial uses and road traffic, or in commercial locations inappropriate for auto-oriented retail uses or intense mixed-uses. The district allows multifamily residential, group living, and visitor accommodations.
 - 2. **District-Specific Standards**
 - a. **Limitations on Retail Uses**
Any uses allowed by table 21.05-1 and categorized by this code as "entertainment and recreation," "personal services, repair, and rental," or "food and beverage service" may be located in the RO district only within a building that also contains office, health services, and/or residential uses, except that "food and beverage kiosk" may be located in a stand-alone building on those lots with frontage on a street of collector classification or higher. Such commercial uses shall be limited to 25 percent of the gross floor area of the building. No outdoor storage or merchandise display is allowed.
 - b. **Limitations on Visitor Accommodations**
Any uses categorized by this code as "visitor accommodations" and allowed by table 21.05-1 shall comply with the multifamily residential design standards set forth in subsection 21.07.110C.

12130 REGENCY DRIVE, EAGLE RIVER

DISCLAIMER

The information contained herein was obtained from the Owner, and other various private and governmental sources deemed reliable at the time of preparation, but is subject to errors, omissions, change of price, other terms, prior sale, or withdrawal from market without notice. Commercial Real Estate Alaska makes no warranties, either expressed or implied, as to the completeness or accuracy of any information contained herein. The reader is hereby encouraged to verify all information presented in this package for accuracy. The reader is also encouraged to check with their CPA and/or attorney for any tax liability or legal implications.

The recipient of these marketing materials agree that the Owner and Commercial Real Estate Alaska and their Licensee(s), shall not have any liability to the recipient of these marketing materials as a result of their use. It is understood that the recipient is expected to perform, and is responsible for, such due diligence investigations and inspections of the subject property, including investigations of any environmental conditions, as the recipient deems necessary or desirable and as permitted by agreement by the Owner.

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>