

12330 OLD GLENN HWY, CONDO #6
EAGLE RIVER, AK



FOR SALE



Property Features

Condo Size: 1,296sqft Zoning: CE B3

Location: 2nd Floor Condo Unit

Additional Features/Information

Sale: \$142,500.00

(2) restrooms, (2) entrances, baseboard heat
Upgraded LED lighting, new doors, windows & paint.

*Condo Dues = \$2,796.63/yr

CURT NADING, PRESIDENT
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SEASON BAKER
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COMMERCIAL REAL ESTATE ALASKA
341 W. TUDOR, SUITE 103, ANCHORAGE, AK 99503 |
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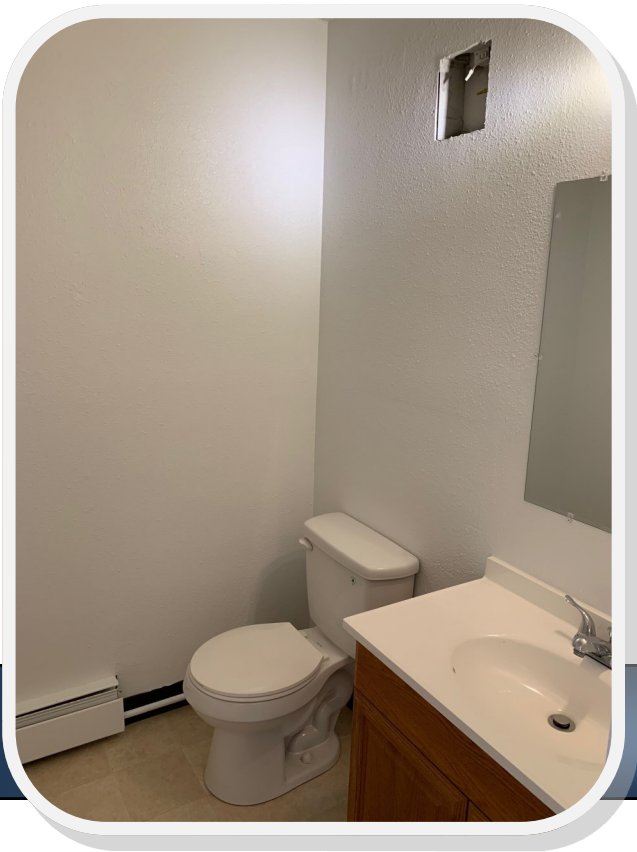
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PLAT: 79-198

LEGAL DESCRIPTION-PHASE I

A PARCEL OF LAND LOCATED WITHIN THE NW 1/4 SW 1/4 S 11, T14 N, R2 W, S 1 M. MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER LOT 2 BLOCK 1 W.G. PIPEL SUBDIVISION, THENCE WEST 21.87 TO THE TRUE POINT OF BEGINNING, THENCE WEST 256.03' THENCE S 0° 01' W 165.00', THENCE EAST 183.03', THENCE N 22° 52' E 180.30' TO THE TRUE POINT OF BEGINNING.

NOTES:

1. THIS CONDOMINIUM IS SUBJECT TO THE PROVISIONS OF THE HORIZONTAL PROPERTY REGIMES ACT, CHAPTER 07, ALASKA STATUTES SUPPLEMENT.
2. ALL DISTANCES, DIMENSIONS, AND ELEVATIONS ARE GIVEN IN FEET AND TENTHS OR HUNDRETHS.
3. ELEVATIONS REFER TO NGS BENCH MARK 183, ELEV. 298.631.
4. FLOOR PLANS AND ELEVATIONS ARE SHOWN ON SHEETS 2 & 3.
5. REFER TO PLAT NO. P-164-A, LOCATED IN THE ANCHORAGE RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.
6. THIS CONDOMINIUM PLAN CONTAINS TEN UNITS (10). THE BOUNDARY LINES OF EACH UNIT ARE THE INTERIOR SURFACES (EXCLUSIVE OF ANY FINISH) OF ITS PERIMETER WALLS, FLOORS, CEILINGS, DOORS AND WINDOWS THEREOF, AND THE UNIT INCLUDES BOTH THE PORTIONS OF THE BUILDING SO DESCRIBED AND THE AIRSPACE SO ENCOMPASSED. SEE DECLARATION FOR COMPLETE DETAILS.
7. EACH UNIT IS DESIGNATED BY A NUMBER INDICATING THE NUMBER OF THE UNIT WITHIN THE PROJECT, THIS UNIT 4 IS THE WEST UNIT OF BUILDING 1 ON LOT 2 AS SHOWN.

VICINITY MAP
Scale 1" = 1 Mile

I HEREBY CERTIFY THAT THESE PLANS FULLY AND ACCURATELY DEPICT THE LAYOUT OF EACH UNIT AND DIMENSIONS SHOWN "AS BUILT" AND THAT THIS IS AN ACCURATE REPRESENTATION OF THE PLANS AS FILED WITH AND APPROVED BY THE MUNICIPALITY OF ANCHORAGE.

H. H. WILSON, BEING FIRST DULY SWORN UPON HIS OATH, DEPOSES AND SAYS: "I AM A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF ALASKA AND AM THE PERSON WHO HAS MADE AND EXCUTED THE ACCOMPANYING CERTIFICATION. I HAVE READ THE SAME AND KNOW THE CONTENTS THEREOF AND BELIEVE THE SAME TO BE TRUE AND CORRECT."

DATE 10-27-79

H. H. Wilson
ENGINEER

R. H. Wilson
SURVEYOR

NOTARY
SUBSCRIBED AND SWORN TO BEFORE ME THIS 27th DAY OF October, 1979.
MY COMMISSION EXPIRES 6/1/84

DECLARATION SUBMITTING REAL PROPERTY TO THE HORIZONTAL PROPERTY REGIMES ACT OF THE STATE OF ALASKA.

RECORDED 10-27-79
BOOK 449
PAGE 302
SERIAL NO. 79-53550

EAGLE RIVER PROFESSIONAL OFFICE BUILDINGS CONDOMINIUM
LOT 2 BLOCK 1 SITE PLAN
W.G. PIPEL SUBDIVISION
LOCATED IN THE NW 1/4 SW 1/4 S 11, T14 N, R2 W, S 1 M.

CONSTRUCTING ENGINEERS
STAR ROUTE A BOX 60 ANCHORAGE, ALASKA
DRAWN K.S. SCALE 1" = 30' GRID
CHECKED H.W. DATE 10-79 DWG. NO. 10F3

PHASE I
COMMON AREA
FOR UNITS # 1-9 & 11

PHASE II
(UNIT 10)

SEPTIC DRAINFIELD EASEMENT
BEGINNING AT THE NORTHWEST CORNER OF L2 B 1 THENCE 210' EAST TO THE TRUE POINT OF BEGINNING, THENCE S 0° 01' W, 135', THENCE 50' EAST, THENCE N 0° 01' E, 135', THENCE 50' WEST TO THE TRUE POINT OF BEGINNING.

SEPTIC DRAINFIELD EASEMENT
for Units # 1-9

BUILDING # 1
UNITS # 1-8
See Sheet 2

BUILDING # 2
UNITS # 9 & 11
See Sheet 3

ACCESS EASEMENT
EAST 8' OF L2 B 1
N 22° 52' E 180.30'
OLD GLENN HIGHWAY

ACCESS EASEMENT
FOR PHASE II

SAFEQ TITLE AGENCY, INC. TRUSTEE UNDER DEED OF TRUST.
RECORDED 7/7/78 IN RECORDS
VOLUME 312 ON PAGE 821
BY Rebecca S. Wecker
NOTARY
SUBSCRIBED AND SWORN TO BEFORE ME THIS 27th DAY OF October, 1979.
Rebecca S. Wecker 5-31-83
NOTARY PUBLIC MY COMMISSION EXPIRES

MORTGAGE & TITLE CERTIFICATE
PEOPLES BANK & TRUST BENEFICIARY UNDER DEED OF TRUST.
RECORDED 7/7/78 IN RECORDS
VOLUME 312 ON PAGE 821
BY Rebecca S. Wecker V.P.
NOTARY
SUBSCRIBED AND SWORN TO BEFORE ME THIS 25th DAY OF October, 1979.
Rebecca S. Wecker 10-23-83
NOTARY PUBLIC MY COMMISSION EXPIRES

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF LOT 2 BLOCK 1 W.G. PIPEL SUBDIVISION, AS DEPICTED HEREON. WE HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THE CONDOMINIUM PLAN PURSUANT TO THE HORIZONTAL PROPERTY REGIMES ACT, CHAPTER 07, ALASKA STATUTES SUPPLEMENT.

DATE 10-25-79
DATE 10-25-79
Henry H. Wilson

SUBSCRIBED TO AND SWORN BEFORE ME
THIS 25th DAY OF October, 1979
NOTARY PUBLIC
DATE 10-25-79
MY COMMISSION EXPIRES

RECORDED-FILED 300
Anchorage, AK. DATE
DATE 10-27-79
TIME 4:02 P.M.
WITNESSED BY Rebecca S. Wecker

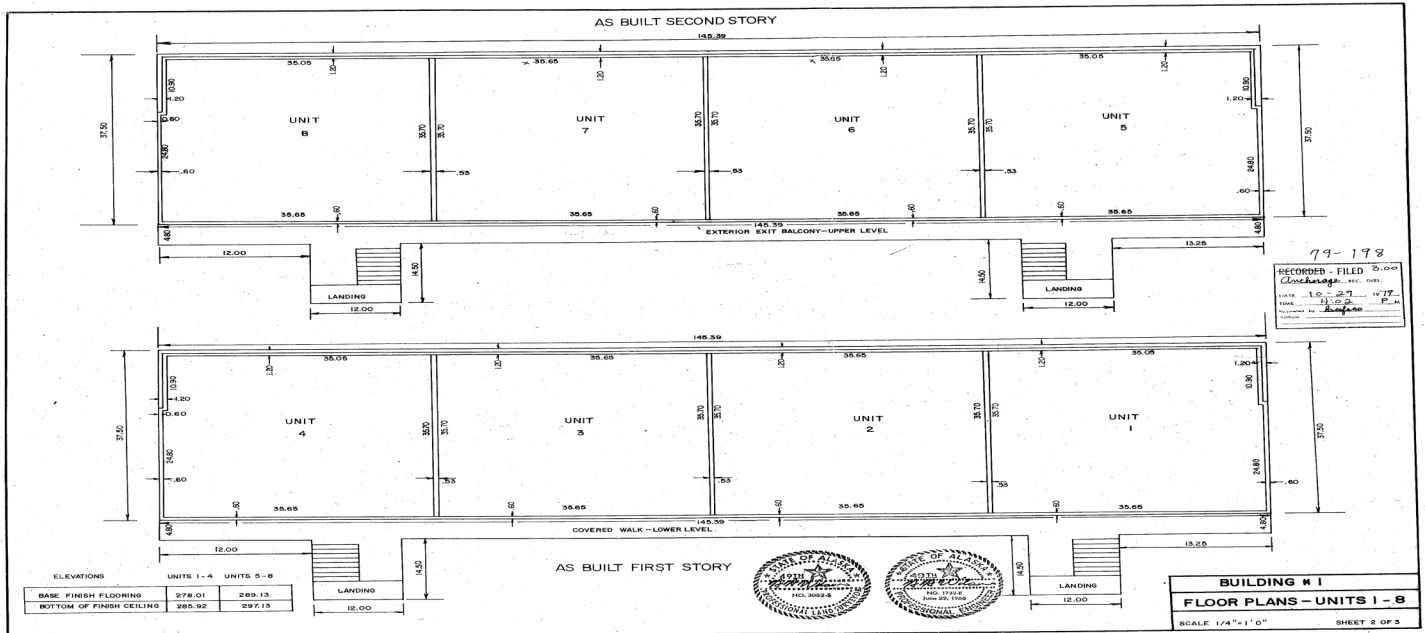
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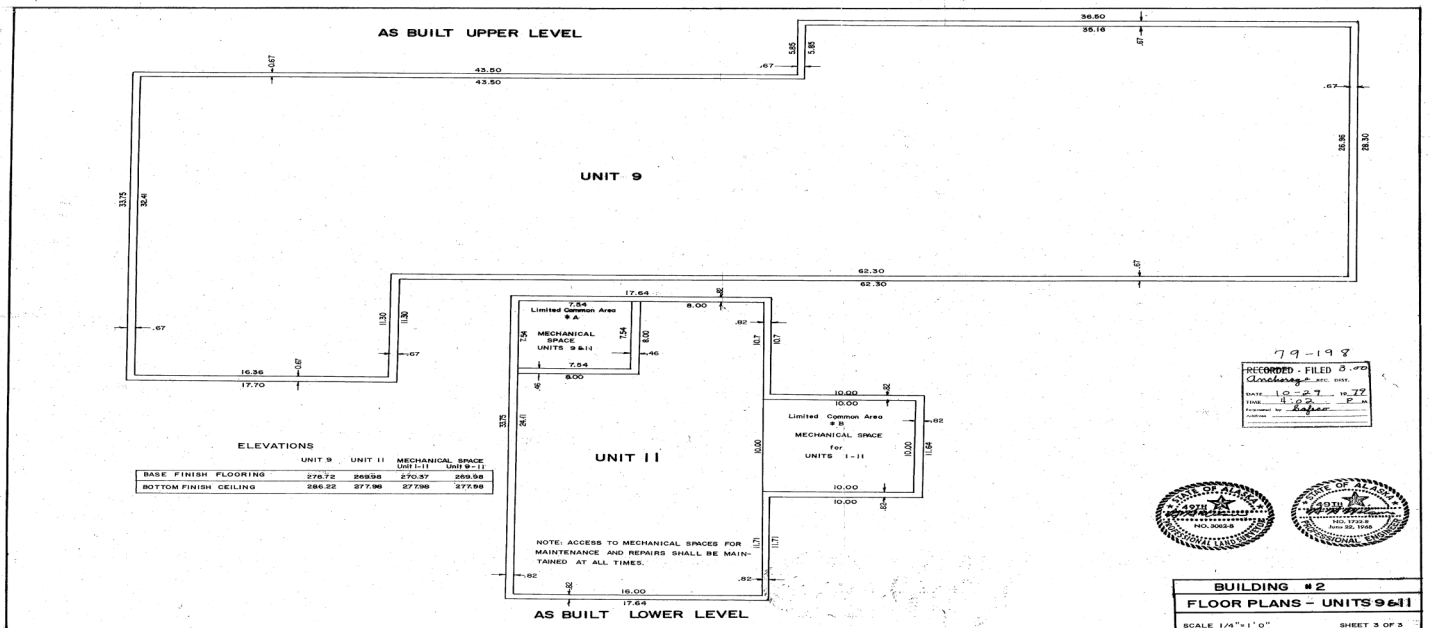
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BUILDING PLANS: AS-BUILT



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TAX INFORMATION

Public Inquiry Parcel Details

[Map](#)

Parcel: 050-093-21-006

Commercial Condominium

10/13/20



W G PIPPEL
BLK 1 LT 2A
EAGLE RIVER PROFESSIONAL BLDG
06

Site 12330 Old Glenn Hwy

Lot Size:	0	---Date Changed---	----Deed Changed----	GRW: PIWR
Zone :	CE B3	Owner :	09/06/16	Stateid: 2016 / 0034548
Tax Dist:	010	Address:	09/06/16	Date : 08/23/16
Grid :	NW0252	Hra # :		Plat : 82-0090
			REF #:	

ASSESSMENT HISTORY

	---Land--	--Building-	---Total---	
Appraised Val 2018:	0	82,800	82,800	
Appraised Val 2019:	0	91,900	91,900	--Exemption--
Appraised Val 2020:	0	116,000	116,000	-----Type-----
Exempt Value 2020:	0	0	0	
State Exempt 2020:			0	
Resid Exempt 2020:			0	
Taxable Value 2020:			116,000	

IMPROVEMENT DATA

Style :	Condominium	Story Ht :	1.0	Exterior Walls:	Wood
Year Built :	1978	Remodeled:		Effective Year:	1978
Total Rooms:	04	Bedrooms :	00	Recreation Rms:	0
Full Baths :	0	Half Bths:	0	Add't Fixtures:	0
Heat Type :	Central	Fuel Type:	Electric	Sys Heat Type :	Hot Water
Fp: Stacks :		Openings :		Free Stand :	
Extra Value:		Extra Val:		E-Z Set Firepl:	
Condo Style:	Commercial	Condo Flr:	02	Condo Com Prop:	
Grade :	Average	Cst/Design:		Condition :	Average

IMPROVEMENT AREA

Basement :	0	FIN/BSMT :		Basement Gar:		Car :	Living
1st Floor :	1,296	2nd Floor :	0	3rd Floor :		0	Area:
Half Floor:	0	Attic Area:	0	FIN DEEP BSM:			1296

Feedback E-mail: wwwfipa@muni.org

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ZONING: CE B3

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

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ZONING: CE B3

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.

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:

Chapter 21.04: Zoning Districts

Sec.21.04.030 Commercial Districts

Title 21: Land Use Planning August 9, 2017

Anchorage, Alaska Page 4-16

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.

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ZONING: CE B3

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>