

1325 E Palmer-Wasilla Hwy, Wasilla, AK

Commercial Building

FOR SALE

NNN Investment Property



\$4,000,000

In the heart of Wasilla this commercial property offers excellent visibility and access, ample parking and is anchored by Home Depot

Sale to Include:

- ~ 1.54 acre lot
- ~ 12,000 sf building Built in 2007
 - ~ Designed for (8) 1,500sf spaces
 - ~ Current 100% Leased by Body Renew

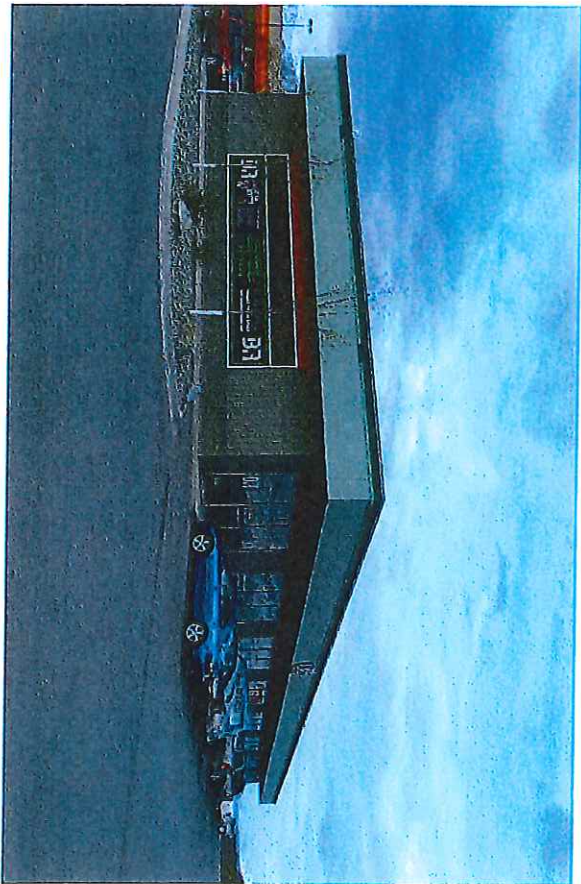
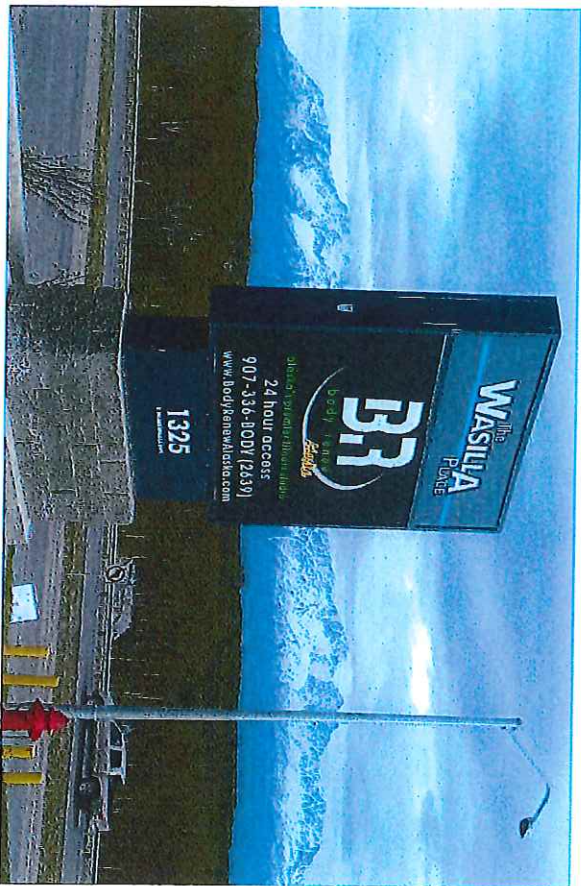
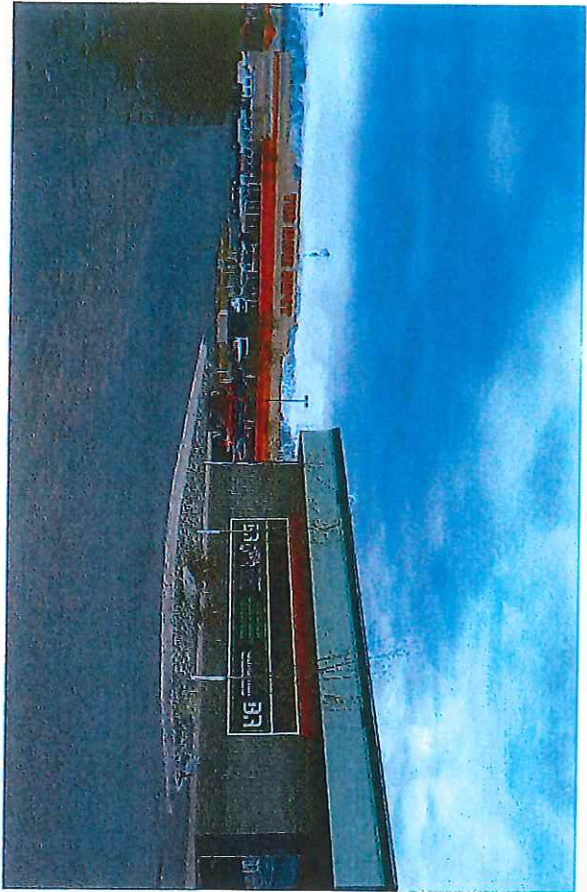
341 W. Tudor Road, Suite 103
Anchorage, Alaska 99503
Office: (907) 261-7302
Fax: (907) 561-4845
www.crealaska.com

Offered By:
Commercial Real Estate
Alaska

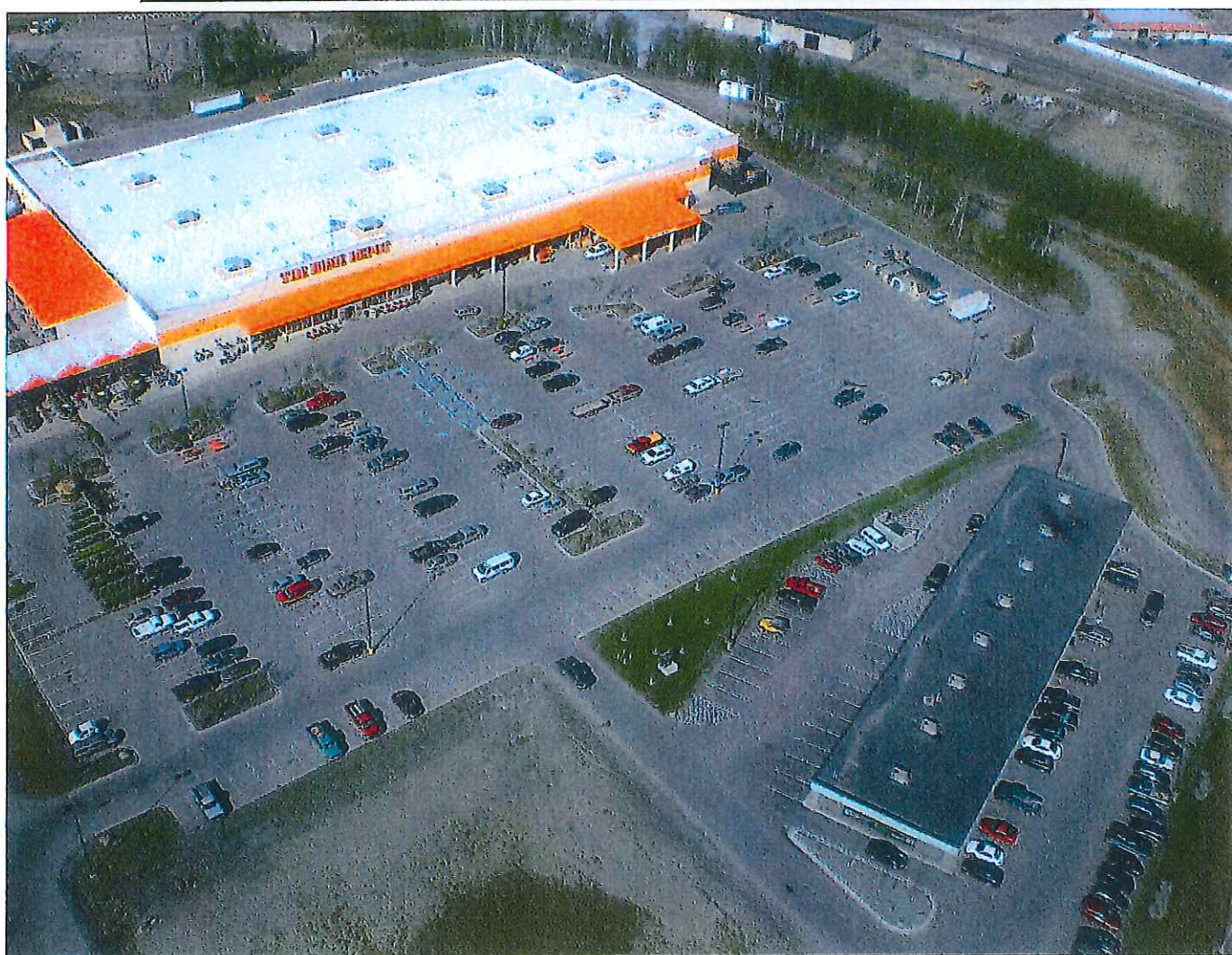
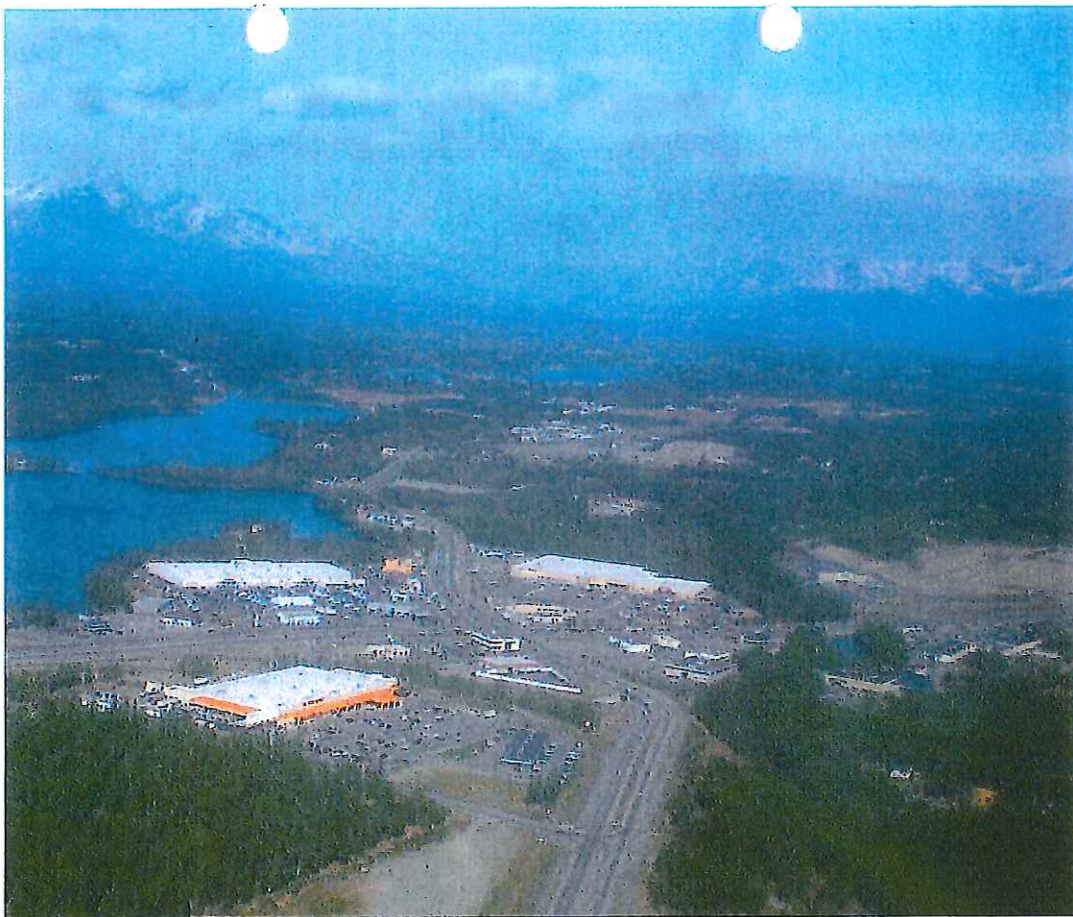
CURT NADING, President
curt@crealaska.com

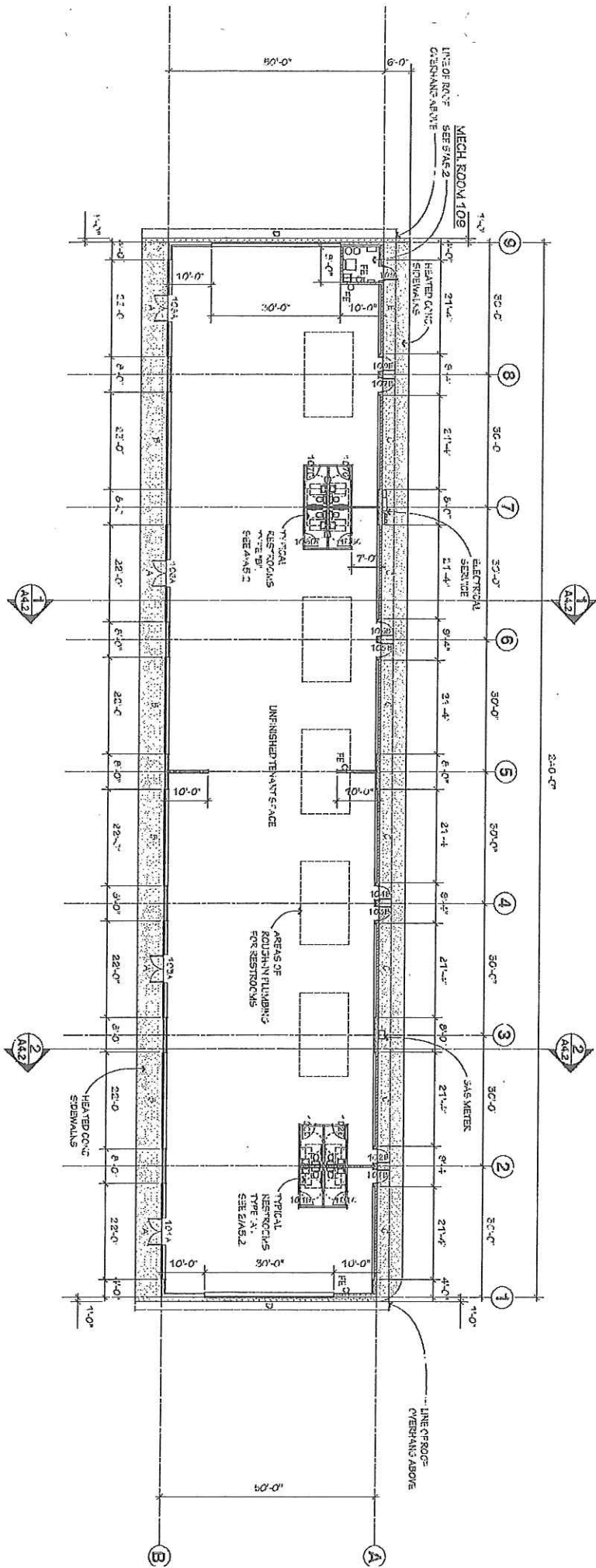


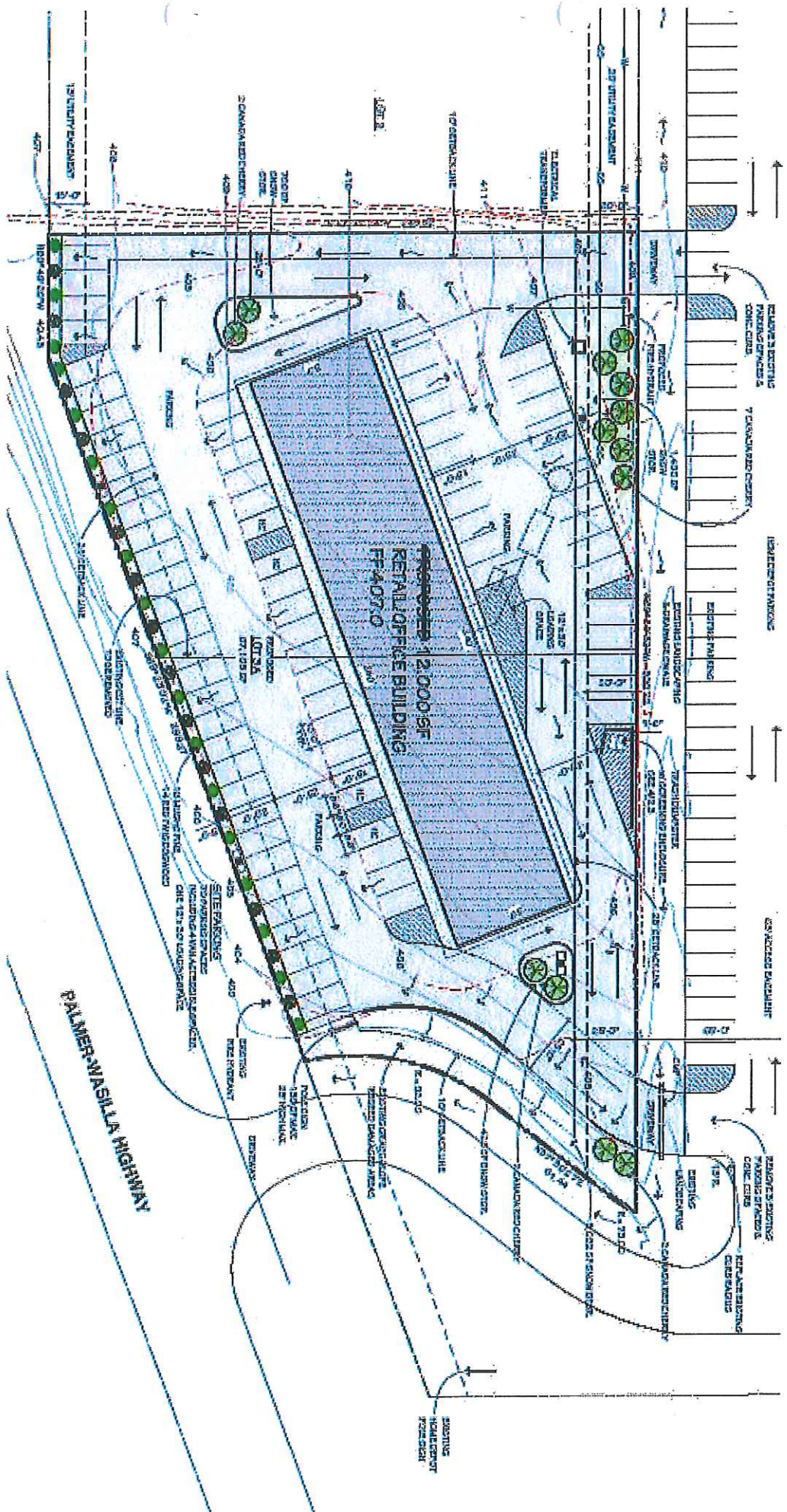
180312













MATANUSKA-SUSITNA BOROUGH

Real Property Detail for Account: 5937000L003A

Site Information

Account Number	5937000L003A	Subdivision	HOME DEPOT WASILLA RSB L/3 & 4
Parcel ID	64035	City	Wasilla
TRS	S17N01W11	Map WA11	Tax Map
Abbreviated Description (Not for Conveyance)	HOME DEPOT WASILLA RSB L/3 & 4 LOT 3A		

Site Address 1325 E PALMER-WASILLA HWY
 Site Address 1355 E PALMER-WASILLA HWY

Ownership

Owners	Buyers
Primary Owner's Address	Primary Buyer's Address

Appraisal Information

Year	Land Appraised	Bldg. Appraised	Total Appraised	Year	Land Assessed	Bldg. Assessed	Total Assessed*
2017	\$671,100.00	\$1,441,100.00	\$2,112,200.00	2017	\$671,100.00	\$1,441,100.00	\$2,112,200.00
2016	\$671,100.00	\$1,458,200.00	\$2,129,300.00	2016	\$671,100.00	\$1,458,200.00	\$2,129,300.00
2015	\$671,100.00	\$1,444,500.00	\$2,115,600.00	2015	\$671,100.00	\$1,444,500.00	\$2,115,600.00

Building Information

Structure 0 of 1		
Business	None	Residential Units
Use	Mixed Predominant Retail	Condition
Design	Commercial	Basement
Construction Type	Concrete Block	Year Built
Grade	None	Foundation
Building Appraisal	\$1441100	Well
Septic		

Building Item Details

Building Number	Description	Area	Percent Complete
Tax/Billing Information		Recorded Documents	
Year	Certified	Zone	Mill
2017	Yes	0035	12.482
2016	Yes	0035	12.134
2015	Yes	0035	11.974
		Tax Billed	
		8/13/2008	QUITCLAIM DEED (ALL TYPE)
		10/22/2007	WARRANTY DEED (ALL TYPES)
			Recording Info (offsite link to DNR)
			Palmer 2008-018267-0
			Palmer 2007-027254-0

Tax Account Status †

Status	Tax Balance	Farm	Disabled Veteran	Senior	Optional	Total	LID Exists
Current	\$13,182.24	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	No

Land and Miscellaneous

Gross Acreage	Taxable Acreage	Assembly District	Precinct	Fire Service Area	Road Service Area
1.54	1.54	Assembly District 004	07-120	130 Central Mat-Su	No Borough Road Service see the City of Wasilla Website

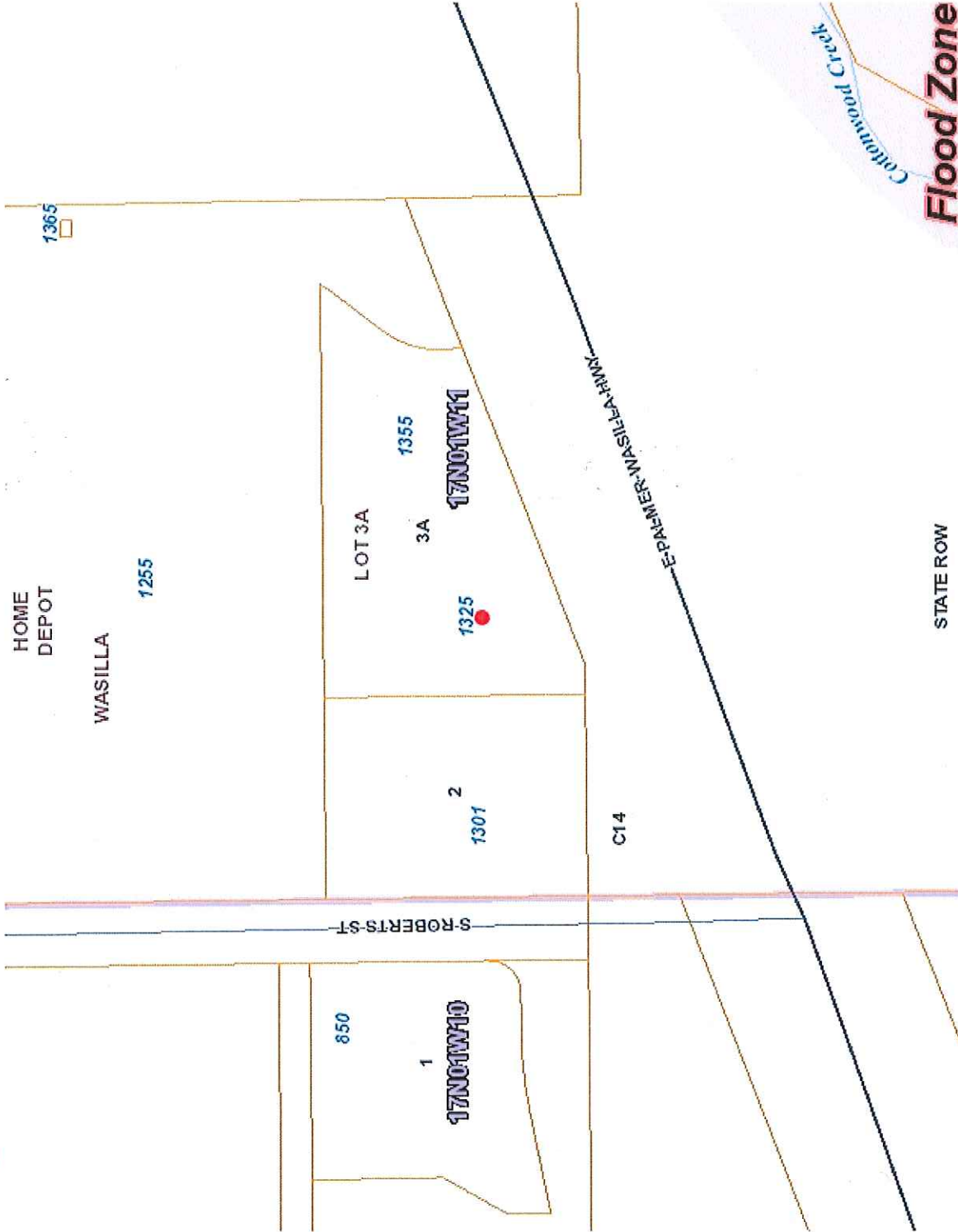
* Total Assessed is net of exemptions and deferments, rest, penalties, and other charges posted after Last Update Date are not reflected in balances.

† If account is in foreclosure, payment must be in certified funds.

Last Updated: 12/12/2017 4:00:03 AM



Matanuska-Susitna Borough



- Legend**
- + Alaska Railroad
 - Roads
 - Highway
 - Major
 - Medium
 - Minor
 - - Primitive
 - - Private
 - Mat-Su Borough Boundary
 - Incorporated Cities
 - Parcels
 - Lakes and Rivers
 - Flood Zone

1: 1,660



0.1 0.03 0.05 Miles

THIS MAP IS NOT TO BE USED FOR NAVIGATION

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Reported on 12/12/2017 10:33 AM

NAD_1983_StatePlane_Alaska_4_FIPS_5004_Feet

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Notes

This map was automatically generated using Geocortex Essentials.

DISCLAIMER

1325 E Palmer-Wasilla Hwy,
Wasilla, AK 99654

Legal: Lot 3 & 4 Lot 3A Home Depot Wasilla RSB

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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, to confirm actual square footage of the building to their satisfaction, 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.

1031 Tax Deferred Exchange: Seller may be participating in an IRC Section 1031 Tax Deferred Exchange. Buyer agrees to cooperate with Seller in the 1031 Exchange closing procedure. Buyer agrees that the Seller's rights and obligations under a Purchase and Sale Agreement may be assigned to an Intermediary facilitator for the purpose of completing the Exchange. Buyer shall incur no costs, fees or liability for participating in the exchange process. Buyer agrees to sign documentation necessary to conclude the IRC 1031 Tax Deferred Exchange closing, if applicable.