

17034 & 17050 N EAGLE RIVER LOOP ROAD, EAGLE RIVER



FOR LEASE

Property Features

Zoning: B-3

Location: Located in the business core of Eagle River. Old Glenn Highway, turn up Eagle River Loop by Walgreens

Available Suite Information

17050 N Eagle River Loop Rd

Suite 2: approx. 1,491 sft (1st floor)

Offered at: \$1.60psf

17034 N Eagle River Loop Rd

Suite 204: approx. 1,785sft (2nd floor)

Offered at: \$1.60psf

Lease Type/Features: 1-5 years desired A longer lease term may negotiated with landlord. Tenant responsible for janitorial and telephone. Gas and electric included



CURT NADING, PRESIDENT
CURT@CREALASKA.COM

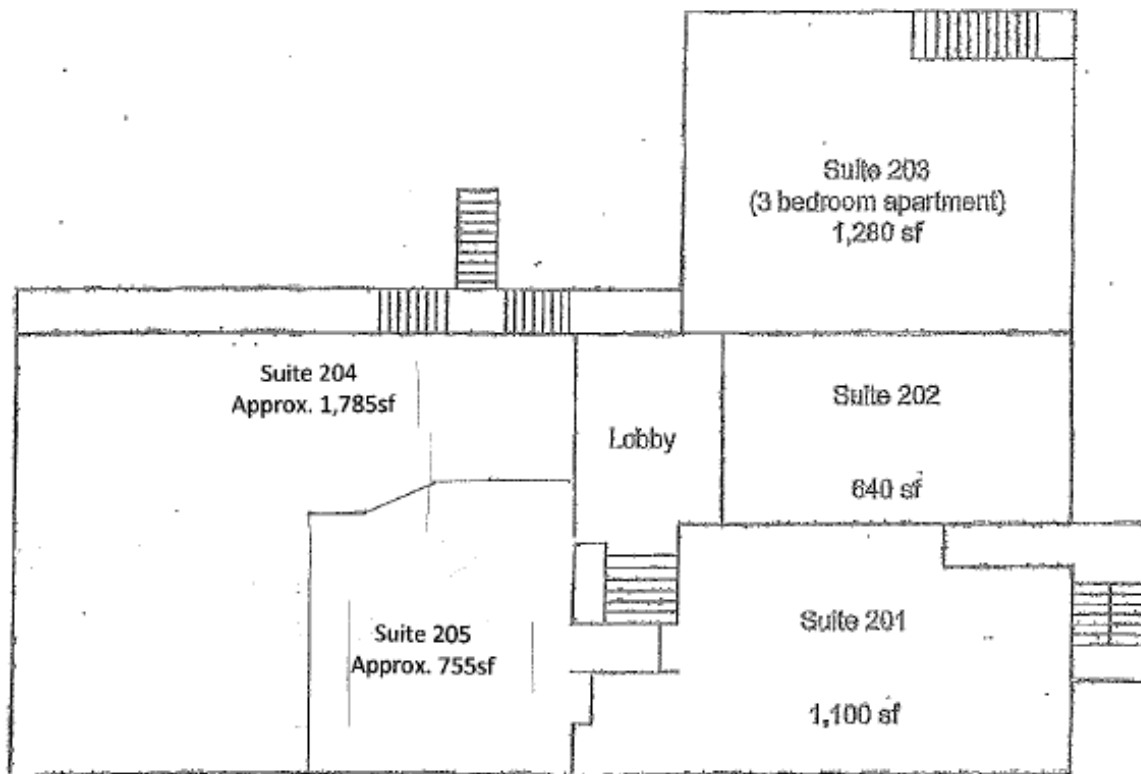
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COMMERCIAL REAL ESTATE ALASKA
341 W. TUDOR, SUITE 103, ANCHORAGE, AK 99503 |
(907) 261-7302



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SUITE 204



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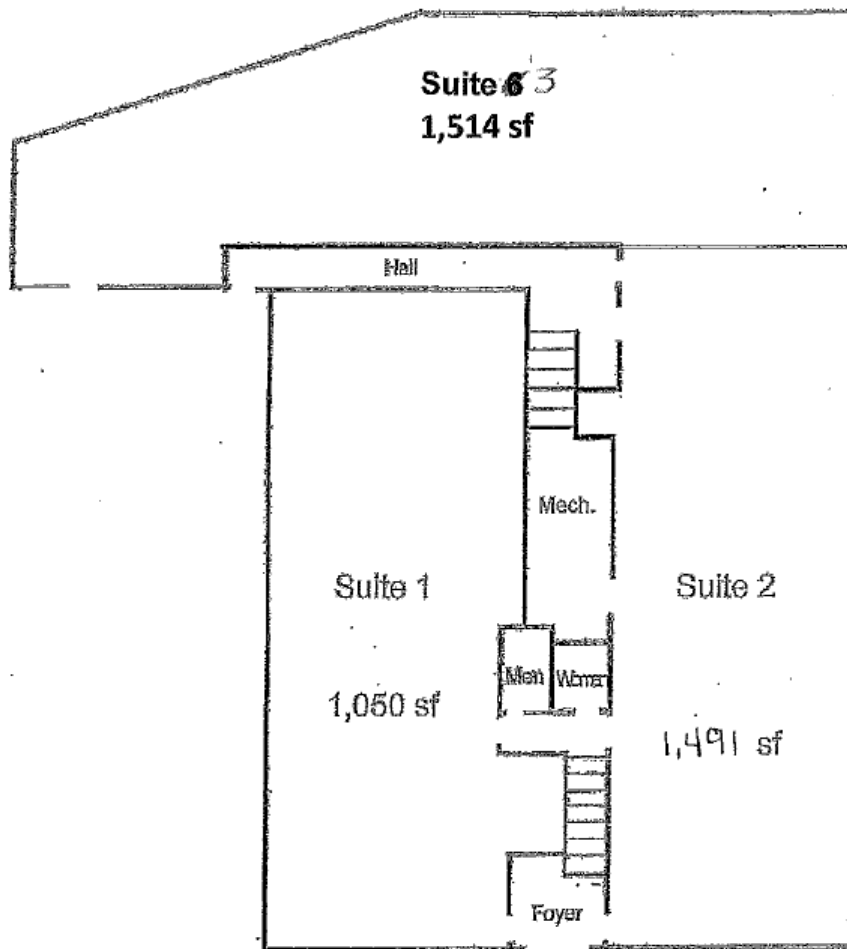
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SUITE 2



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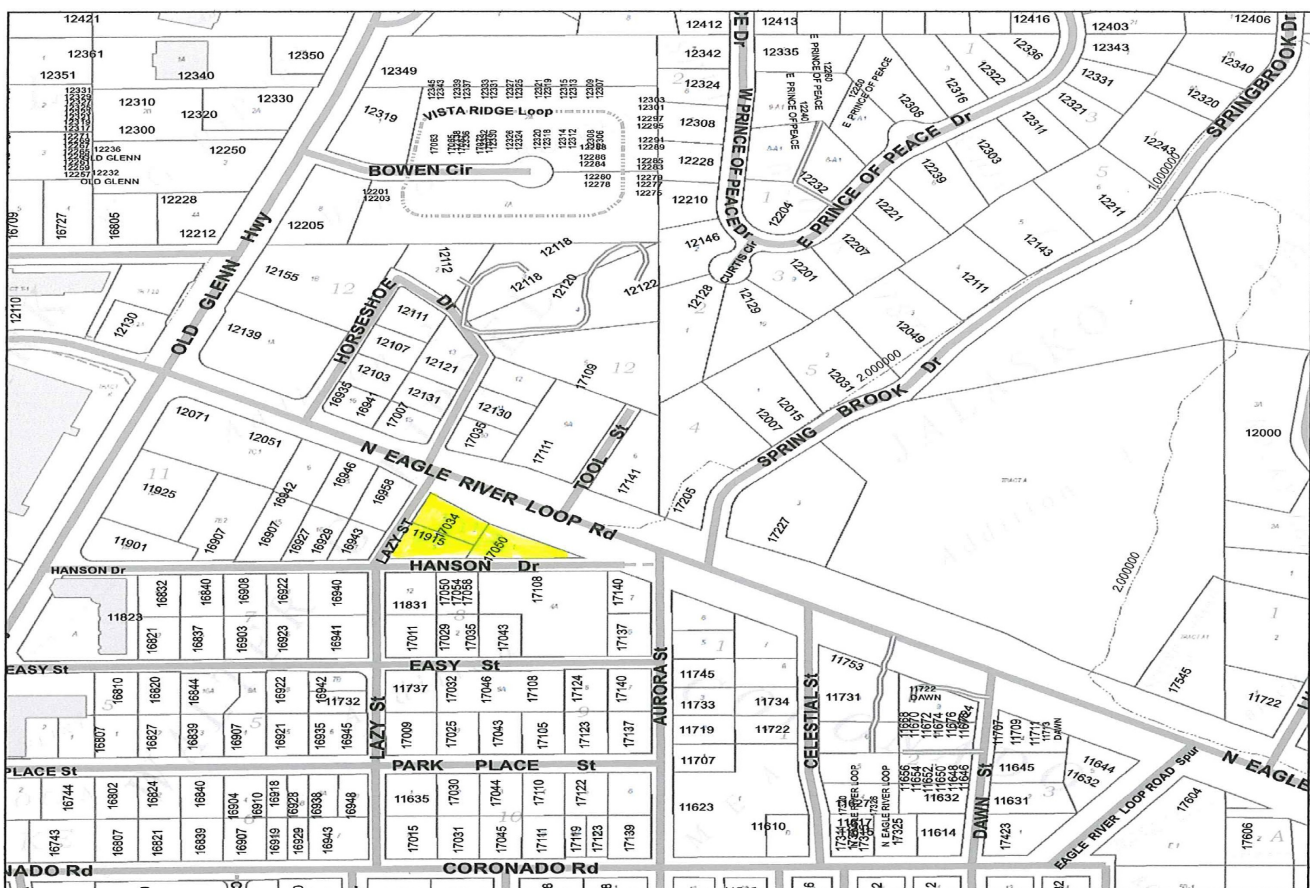
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AREA MAP



- 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

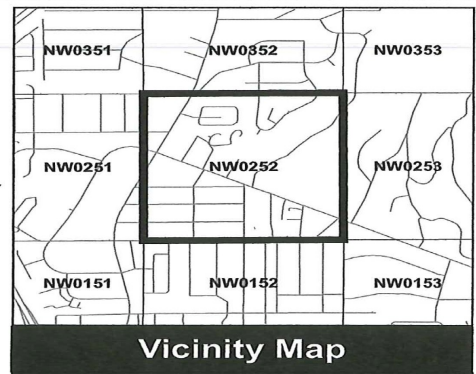
1 inch = 380 feet

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 This map may be outdated, inaccurate and may omit important information.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

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LOCATION INFORMATION

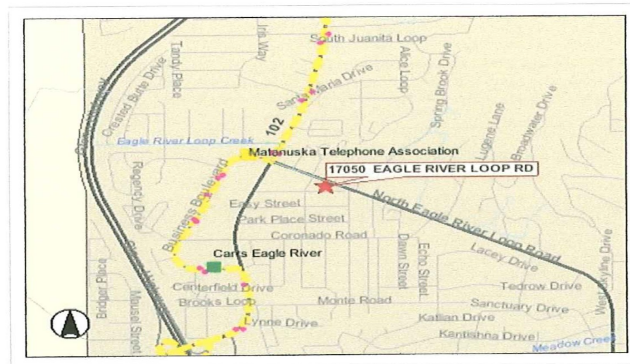
MyNeighborhood Anchorage Alaska

<http://neighborhood.muni.org/details.aspx>

www.muni.org

Education
Health & Family
[Local Services](#)
Political
Property Info
Public Safety
Recreation

New Search
Help / FAQs
About My Neighborhood



Transportation/Utilities

Road Service Area

- RURAL ROAD SERVICE AREA

Bus Stop

- Recycling Drop-Off Center
- Telephone

Bus Routes

- 102



Local Services results for **17050 N EAGLE RIVER LOOP RD, Eagle River, AK 99577**

Electric Service Provider:
[Matanuska Electric Association](#)

Refuse Collection:
[Alaska Waste Service Area](#)

Recycle Centers:
[Carls Eagle River](#) 11409 Business Blvd

Bus Routes:
102

[Bus Tracker](#)

Road Service Information:
Service Area Type: RURAL ROAD SERVICE AREA
Service Area Name: CHUGIAK BIRCHWOOD EAGLE RIVER
[Street Maintenance](#)

Area-Wide Results:

Gas:
[Enstar Natural Gas Company](#) 3000 Spenard Rd

Water:
[Anchorage Water and Wastewater Utility](#) 3000 Arctic Blvd

Refuse:
[Anchorage Landfill](#) 15500 E Eagle River Loop Rd

Cable:
[Alaska Communications Systems \(ACS\)](#) 600 Telephone Ave
[General Communications Inc \(GCI\)](#) 2800 C St

Telephone:
[Alaska Communications Systems \(ACS\)](#) 600 Telephone Ave
[Alaska Fiber Star](#) 1029 W 3rd Ave
[Arctic Slope Telephone Association Cooperative](#) 4300 B St
[Denali Telecommunications Inc](#) 2301 Spar Ave
[General Communications Inc \(GCI\)](#) 2800 C St
[Matanuska Telephone Association](#) 12110 Business Blvd
[Unicom Inc](#) 5450 A St

Links to Other City Information and Services:

[Adult And Child Care](#)
[Bus Service](#)
[Municipal Libraries](#)
[Road Work](#)
[Snowplow/Sweep Map](#)
[Transportation Planning](#)

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ZONING: B-3

Chapter 21.04: Zoning Districts
Sec.21.04.030 Commercial Districts

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.

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:

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ZONING: B-3

Chapter 21.04: Zoning Districts
Sec.21.04.030 Commercial Districts

- 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.
 - c. **Residential in RO**

Residential household living uses in the RO 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 RO district.
 - d. **Conditional Building Height Increase**

Buildings with nonresidential or group living uses in the RO district may exceed the maximum height established in table 21.06-2, up to a maximum total height of 65

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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.

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

a. Tenant 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 Tenant'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>