2320 & 2324 Glacier Street, Anchorage

For Sale

Property Features

Lot Size: 88,551sf (2.03 Acres)

Zoning: R-2M, Mixed Residential District

Information

Main House Size: 3,024sf (fixer-upper)

Small House Size: 864sf

Taxes: $8,396.10 (2019)

Asking Price: $300,000

Curt Nading, President
curt@crealaska.com

Season Baker
season@crealaska.com

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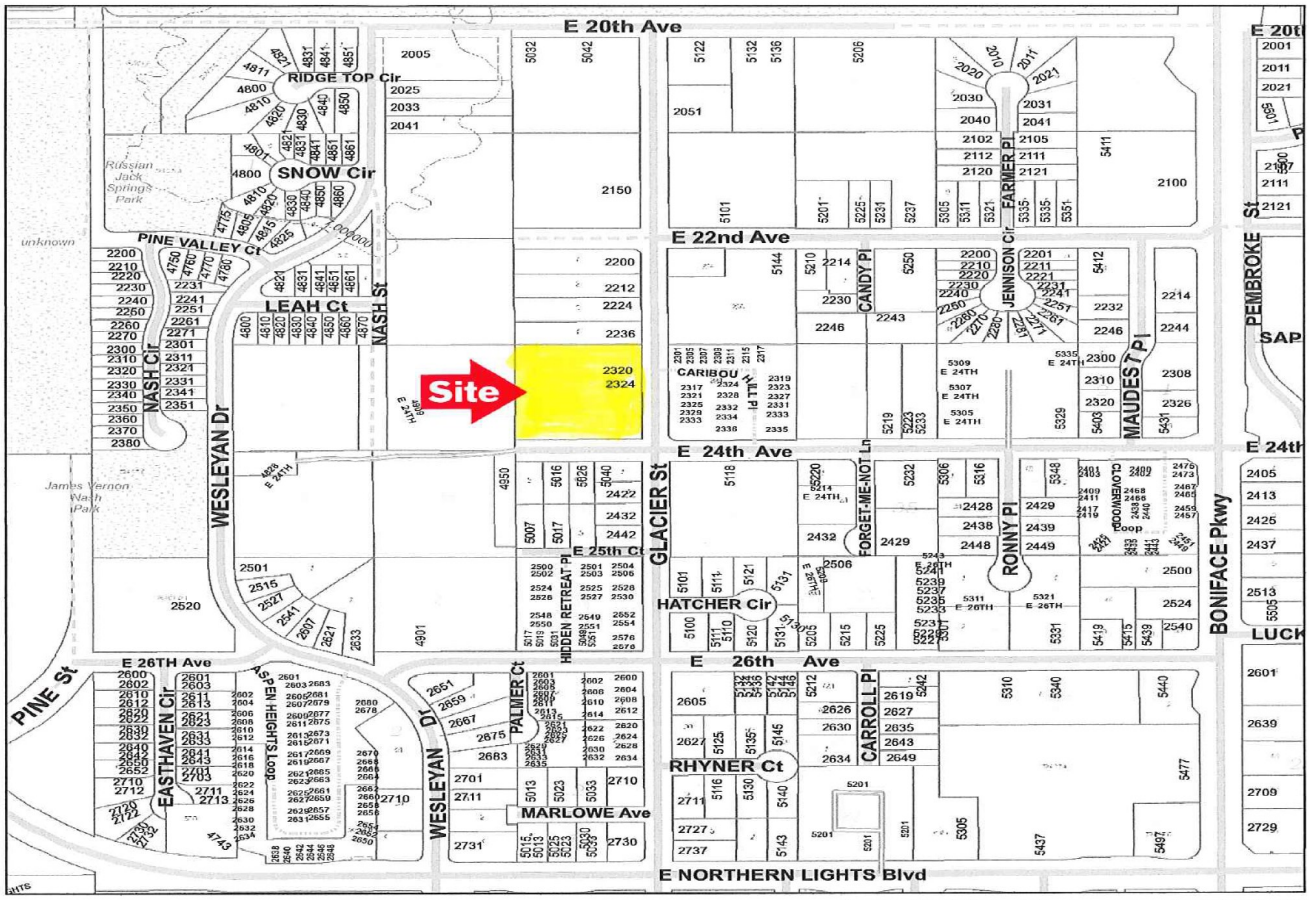
341 W. Tudor, Suite 103, Anchorage, AK 99503 |
(907) 261-7302

2320 & 2324 Glacier Street, Anchorage

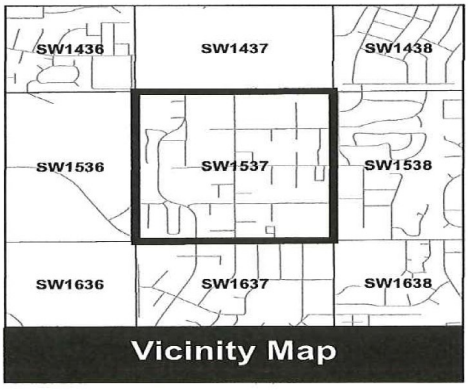
Area Map



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

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 This map may be outdated, inaccurate and may omit important information.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 | SW1537 13N03W22 | 08 Oct 2014

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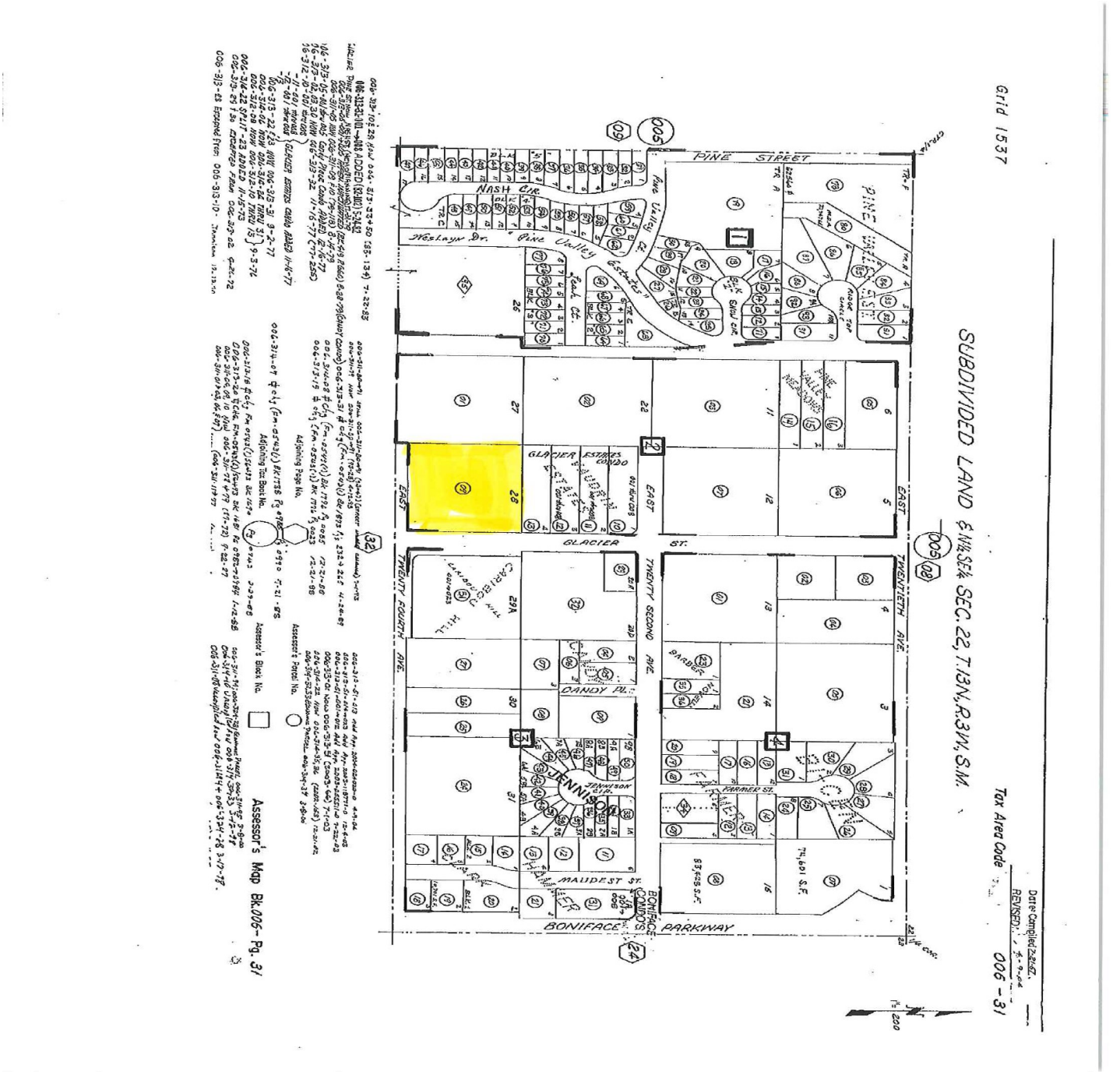

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MUNICIPALITY OF ANCHORAGE

Home Residents Businesses Government Visitors Departments Public Safety

Departments > Finance > Property Appraisal > New Search > results

◂ Back | Taxes | Next Building | Find Parcel Number - - - 000 | Submit Search

Public Inquiry Parcel Details

Show Parcel on Map

Parcel: 006-312-09-000 Residential 2-Family 01/17/19

T13N R3W SEC 22
LT 28

Site 2320 Glacier St

Lot Size:	88,551	---Date Changed---		----Deed Changed----	GRW: PIWR
Zone :	R2M	Owner :	/ /	Stateid:	0000 / 0000000
Tax Dist:	003	Address:	05/13/98	Date :	00/00/00
Grid :	SW1537	Hra # :		Plat :	
				REF #:	

ASSESSMENT HISTORY

	---Land--	--Building-	---Total---	
Appraised Val 2017:	336,100	135,200	471,300	
Appraised Val 2018:	336,100	125,600	461,700	--Exemption---
Appraised Val 2019:	366,400	124,400	490,800	-----Type-----
Exempt Value 2019:	0	0	0	
State Exempt 2019:			0	
Resid Exempt 2019:			0	
Taxable Value 2019:			490,800	

Liv Units: 001 Common Area: Leasehold: Insp Dt: 06/09 Land Only
03/11 Interior
12/18 Partial Ins

IMPROVEMENT DATA

Style :	Two Story	Story Ht :	2.0	Exterior Walls:	Wood
Year Built :	1973	Remodeled:		Effective Year:	1973
Total Rooms:	08	Bedrooms :	05	Recreation Rms:	0
Full Baths :	2	Half Bths:	0	Add't Fixtures:	0
Heat Type :	Central	Fuel Type:	Natural Gas	Sys Heat Type :	Forced Air
Fp: Stacks :		Openings :		Free Stand :	1
Extra Value:		Extra Val:		E-Z Set Firepl:	1
Condo Style:		Condo Flr:		Condo Com Prop:	
Grade :	Average	Cst/Desgn:		Condition :	Average

IMPROVEMENT AREA

Basement :	1,512	FIN/BSMT :		Basement Gar:		Car |	Living
1st Floor :	1,512	2nd Floor :	1,512	3rd Floor :		0 |	Area:
Half Floor:	0	Attic Area:	0	FIN DEEP BSM:		|	3024

ADDITIONAL FEATURES

Basement:	1st Floor:	2nd Floor:	3rd Floor:	Area:
	Wood Deck			308
	Wood Deck			64
Enclosed Storage				432

OTHER BUILDING AND YARD IMPROVEMENTS

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Type	Qty	Yrblt	Size	Grade	Condition
Carport, Enclosed	1	84	896	Fair	Undesirable
Storage Shed -Frame	2	84	240	Fair	Undesirable
Deck	1	84	48	Fair	Undesirable

Feedback E-mail: wwfipa@muni.org

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Public Inquiry Parcel Details

Show Parcel on Map

Parcel: 006-312-09-000 Residential 2-Family 01/17/19

T13N R3W SEC 22
LT 28

Site 2320 Glacier St

Lot Size:	88,551	---Date Changed---		----Deed Changed----	GRW: PIWR
Zone :	R2M	Owner :	/ /	Stateid:	0000 / 0000000
Tax Dist:	003	Address:	05/13/98	Date :	00/00/00
Grid :	SW1537	Hra # :		Plat :	
				REF #:	

ASSESSMENT HISTORY

	---Land--	--Building-	---Total---	
Appraised Val 2017:	336,100	135,200	88,400	
Appraised Val 2018:	336,100	125,600	81,300	--Exemption---
Appraised Val 2019:	366,400	124,400	490,800	-----Type-----
Exempt Value 2019:	0	0	0	
State Exempt 2019:			0	
Resid Exempt 2019:			0	
Taxable Value 2019:			490,800	

Liv Units: 001 Common Area: Leasehold: Insp Dt: /
03/11 Interior
12/18 Partial Ins

IMPROVEMENT DATA

Style :	Ranch	Story Ht :	1.0	Exterior Walls:	Wood
Year Built :	1945	Remodeled:	89	Effective Year:	1959
Total Rooms:	05	Bedrooms :	02	Recreation Rms:	0
Full Baths :	1	Half Bths:	0	Add't Fixtures:	0
Heat Type :	Central	Fuel Type:	Natural Gas	Sys Heat Type :	Forced Air
Fp: Stacks :		Openings :		Free Stand :	
Extra Value:		Extra Val:		E-Z Set Firepl:	
Condo Style:		Condo Flr:		Condo Com Prop:	
Grade :	Fair	Cst/Desgn:		Condition :	Fair Plus

IMPROVEMENT AREA

Basement :	0	FIN/BSMT :		Basement Gar:	Car	Living
1st Floor :	864	2nd Floor :	0	3rd Floor :	0	Area:
Half Floor:	0	Attic Area:	0	FIN DEEP BSM:		864

ADDITIONAL FEATURES

Basement:	1st Floor:	2nd Floor:	3rd Floor:	Area:
	Enclosed Porch			72
	Cov'rd Open Porch			72
	Wood Deck			210

Feedback E-mail: wwfipa@muni.org

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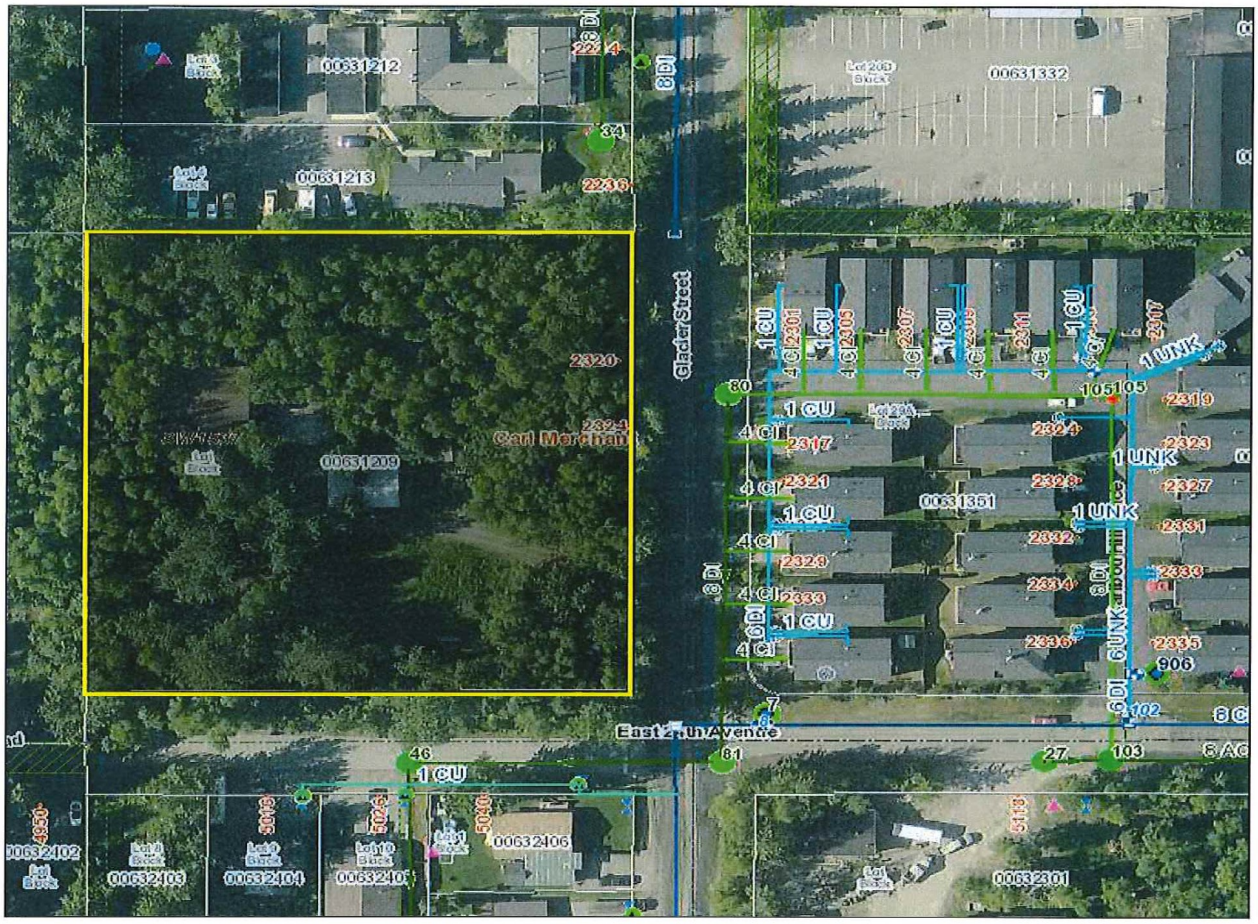
2320 & 2324 Glacier Street

Water & Sewer



Public water

Private water

Sanitary sewer

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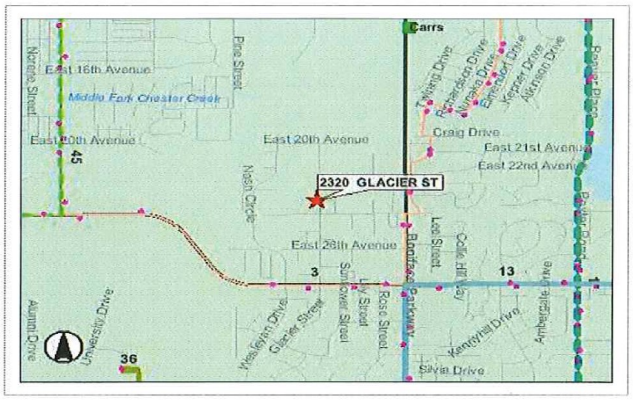

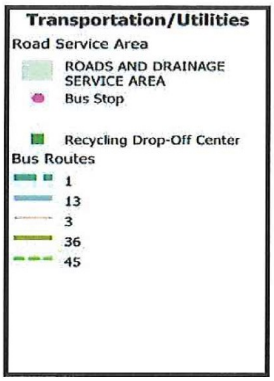

Local Services results for 2320 GLACIER ST, Anchorage, AK 99508

Electric Service Provider:
Municipal Light and Power

Refuse Collection:
Alaska Waste Service Area

Recycle Centers:
Carrs 5600 Debarr Rd

Bus Routes:
1 3 13 36 45

Bus Tracker

Road Service Information:
Service Area Type: ROADS AND DRAINAGE SERVICE AREA
Service Area Name: ANCHORAGE
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: R-2M

6. Promote new development that is compatible with surrounding development, and protect residential property from excessive noise, glare, and light pollution; traffic congestion; and other significant adverse effects of incompatible uses;

7. Protect residential areas from commercial and industrial hazards such as fires, explosions, and toxic fumes and substances;

8. Where appropriate, minimize the location of residences in high natural hazard areas, and mitigate the risk in those areas where development may be allowed;

9. Allow for appropriate public and institutional services and facilities, such as schools, parks and recreation uses, religious assembly, utility substations, and telecommunications and transportation infrastructure, while maintaining the residential character of the district; and

10. Designate areas for residential living that support neighborhood identity and economic vitality and thus give predictability to residential settings and encourage investments and enhancements.

B. R-1: Single-Family Residential District

1. **Purpose**
The R-1 district is intended primarily for detached single-family residential areas with gross densities up to five dwelling units per acre. These areas generally are intended to have well-developed infrastructure, and municipal services generally are intended to be provided.

C. R-1A: Single-Family Residential District (larger lot)

1. **Purpose**
The R-1A district is intended primarily for detached single-family residential areas with gross densities up to four dwelling units per acre The minimum lot size is slightly larger than the R-1 district. These areas generally are intended to have well-developed infrastructure, and municipal services generally are intended to be provided.

D. R-2A: Two-Family Residential District (larger lot)

1. **Purpose**
The R-2A district is intended primarily for single- and two-family residential areas with gross densities between five and seven dwelling units per acre. The minimum lot size is slightly larger than the R-2D district. These areas generally are intended to have well-developed infrastructure, and municipal services generally are intended to be provided.

E. R-2D: Two-Family Residential District

1. **Purpose**
The R-2D district is intended primarily for single- and two-family residential areas with gross densities between five and eight dwelling units per acre. These areas generally are intended to have well-developed infrastructure, and municipal services generally are intended to be provided.

F. R-2M: Mixed Residential District

1. **Purpose**
The R-2M district is intended primarily for residential areas that allow for a variety of single-family, two-family, and multifamily dwellings, with gross densities between five and 15 dwelling units per acre. The R-2M district provides residential neighborhoods with a greater diversity of housing by allowing a mix of both detached and a variety of attached dwelling types in close proximity to each other, rather than separated into different zoning districts. The R-2M district is to be located in established or redeveloping residential

2320 & 2324 Glacier Street, Anchorage

Zoning: R-2M

neighborhoods or is to create a transition between single-family, two-family, and higher density multifamily and mixed-use areas. The design of new development, such as building scale and setbacks, parking facility size and location, and yard landscaping, should be complementary to the existing neighborhood and mix of dwelling types.

2. District-Specific Standards

a. Multifamily buildings shall contain no more than eight dwelling units.

b. On lots where more than one principal structure is allowed (see table 21.06-1), the development of more than one principal structure on a lot requires an administrative site plan review.

c. Multifamily buildings with four or fewer units may comply with the single-family primary entrance requirements of 21.07.110E.3. in lieu of meeting the multifamily primary entrance treatment requirements of 21.07.110C.7.

G. R-3: Mixed Residential District

1. Purpose

The R-3 district is a multifamily residential district with gross densities between 15 and 40 dwelling units per acre, provided, however, that housing allowed in the R-1, R-1A, R-2A, and R-2D are a permitted use. It is intended primarily for multifamily and townhouse dwellings characterized by low-rise multistory buildings. It allows a higher percentage of lot coverage than the R-2M zone, while also maintaining the residential living environment with landscaping, private/common open spaces, and other amenities for residents. This district provides greater housing opportunities and efficient use of residential land near commercial, community activity centers, town centers, and areas well served by transit.

H. R-4: Multifamily Residential District

1. Purpose

The R-4 district is a multifamily medium to high density residential district. It is intended primarily for multifamily and multi-story residential buildings, but also allows single-family, duplex, and townhouse residential development. For multi-story buildings, the maximum size of buildings and intensity of use is regulated by floor area ratio (FAR) and other site development standards. Multi-story development is intended to be applied in areas well served by transit and/or arterial streets, and by supportive commercial services near the major commercial and employment centers in downtown and midtown. Although some commercial development is allowed within a residential development, the district is intended to be primarily residential. For multi-story buildings, development is intended to be oriented to the sidewalk with windows, entrances, and walkways to provide strong pedestrian connections to nearby services.

2. District-Specific Standards

a. ***Allowed Commercial Uses***

The commercial uses listed below are allowed through the approval process shown in table 21.05-1, shall only be developed in conjunction with multifamily or mixed use dwellings, and are limited to five percent of the gross floor area of the development on a site, or 1,500 square feet, whichever is less.

i. Fitness and recreational sports center;

ii. Restaurant;

iii. Convenience store;

iv. Grocery or food store.

2320 & 2324 Glacier Street, Anchorage

Zoning: R-2M

TABLE 21.06-1: TABLE OF DIMENSIONAL STANDARDS - RESIDENTIAL DISTRICTS

(Additional standards may apply. See district-specific standards in chapter 21.04 and use-specific standards in chapter 21.05.)

Use	Minimum lot dimensions[1]		Max lot coverage (%)	Minimum Setback Requirements (ft)			Max number of principal structures per lot or tract [2]	Maximum height of structures (ft)
	Area (sq ft)	Width (ft)		Front	Side	Rear		
All other uses	6,000	50	40	20	5	10	N/A	
R-2M: Mixed Residential District								
Dwelling, single-family detached	6,000	50	40	20	5	10	1	Principal: 30, not to exceed two and one-half stories Accessory garages/carports: 25 Other accessory: 12
Dwelling, two-family	6,000	50	40	20	5	10	1	
Dwelling, single-family attached	3,000	35 (40 on corner lots)	40	20	N/A on common lot line; otherwise 5	10	1	
Dwelling, townhouse	2,400	24 (30 on corner lots)	60	20		10	1	
Dwelling, multifamily (up to 8 units permitted per building)	8,500 + 2,300 for every unit over 3	50	40	20	10	10	More than one principal structure may be allowed on any lot or tract in accordance with subsection 21.07.110G.2.	
Dwelling, multifamily, with single- or two-family style construction of multiple buildings on a lot	3,000 per unit	50	40	20	10	10		
All other uses	6,000	50	40	20	5	10		

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)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.

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