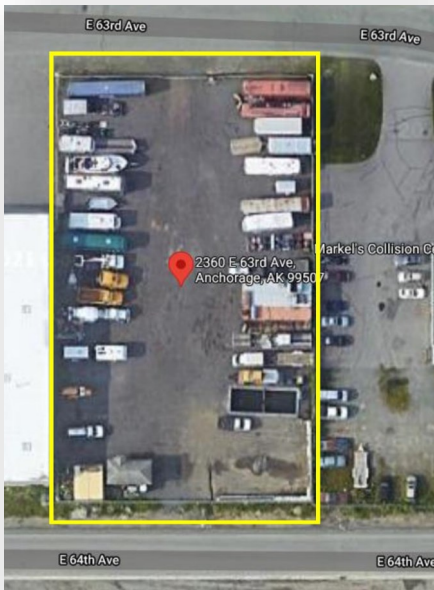


2360 E. 63RD AVENUE ANCHORAGE, AK



FOR SALE



Property Features

Lot Size: 37,498sft (0.861 acre)

Zoning: I-1 (Light Industrial)

Additional Features/Information

Sale: \$650,000

*Sale is real property only

** Structures on the property are NOT included

*** Current approx. month-to-month rental income
\$5500

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



TAX PARCEL: 014-022-21-000
2360 E 63RD AVE., ANCHORAGE, AK

TAX INFORMATION

Public Inquiry Parcel Details

[Show Parcel on Map](#)

PARCEL: 014-022-21-000 01/01 Commercial Vacant Land 07/14/21

DOWLING #4
BLK 2 LT 4

Site 2360 E 63rd Ave

Lot Size:	37,498	---Date Changed---	----Deed Changed----	GRW: PIWt
Zone :	I1	Owner :	07/19/11	Stateid: 2011 0031273
Tax Dist:	003	Address:	06/03/16	Date : 07/07/11
Grid :	SW2033	Hra # :		Plat : 810206
GRW: PIWC			REF #:	

ASSESSMENT HISTORY

	---Land--	--Building-	---Total---	
Appraised Val 2019:	430,200	6,100	436,300	
Appraised Val 2020:	439,000	5,900	444,900	--Exemption--
Appraised Val 2021:	447,800	5,800	453,600	-----Type-----
Exempt Value 2021:	0	0	0	
State Exempt 2021:			0	
Resid Exempt 2021:			0	
Taxable Value 2021:			453,600	

Liv Units: 000 Common Area: Leasehold: Insp Dt: 06/15 Land Only
06/15 Quick Reinv
11/11 Desk Edit

OTHER BUILDING AND YARD IMPROVEMENTS

Yard Structure:	Size/Amt:	Units:	Yr/Blt:	Condition:	Funct/Util:
Chain Link Fence	2,520	01	08	Normal	Normal
Utility Bldg Frame	200	01	11	Good	Good

TAX PARCEL: 014-022-21-000
2360 E 63RD AVE., ANCHORAGE, AK

TAX INFORMATION

Owner Information	DETAILED PROPERTY INFORMATION
Parcel ID	014 022 21 000 1 2
Legal Description	DOWLING #4 BLK 2 LT 4
Site Address	2360 E 63RD AVE
Tax District	003
Account Name	
Mailing Address	

Tax Information	2021 Tax Year
Value before Exemptions	453,600
Tax before Exemptions	8,173.87
Sr. Citizen/Disabled Veteran Exemption	(.00) (if applicable)
Residential Exemption	(.00) (if applicable)
Tax Credit	(.00)
TAX NET OF EXEMPTIONS/CREDITS	8,173.87

**2360 E. 63RD AVENUE
ANCHORAGE, AK**

ZONING: I-1

I-1: Light Industrial District

1. Purpose

The I-1 district is intended primarily for public and private light and general manufacturing, processing, service, storage, wholesale, and distribution operations along with other uses that support and/or are compatible with industrial uses. Business-industrial parks and single-commodity bulk retail sales and building supply stores and services are allowed. Many commercial uses are also permitted and/or conditionally allowed, with some limitations on the more intensive customer retail, community service, and commercial employment establishments, to reduce land use and traffic conflicts, promote efficient use of industrial lands, and encourage the location of intensive commercial activities in

**2360 E. 63RD AVENUE
ANCHORAGE, AK**

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.

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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>