

**4201 FLORINA STREET, ANCHORAGE, AK**  
**\$610,000**



## FOR SALE—7-PLEX



### Property Features

**Building Size:** 7,560sft

**Lot Size:** 10,699sft (1.623 acres)

**Zoning:** B-3

**\*Currently Vacant\***

### Additional Features/Information

(6) 1-bed units (avg. 712sft each)

Parking: 5 garage, 3 open

Individual Electric Meters - 8

(1) 2-bed unit (avg. 1,288sft)

Onsite Coin -Op Laundry

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**(907) 261-7302**



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## **PROPERTY INFORMATION**

- \* Property consists of a two story, seven unit apartment building with a five bay garage.
- \* Parking is provided by 5 garage spaces and by 3 additional open spaces for a total of 8 spaces.
- \* The units each have French door exterior entrances from the covered deck. Units are considered to be in an average to large size category.
- \* Several of the units have been updated with new flooring, paint and appliances. All of the units have breakfast bars, full baths, large bedrooms and large covered entry decking.
- \* All units are individually metered for electric and there is a separate meter for the garage and common area.
- \* There is one gas meter at the property, and heat is via a central hot water baseboard heating system.
- \* There is a central laundry room in the garage with two sets of coin operated washers and dryers.
- \* This property is currently set up to be lease as furnished units.
- \* The subject property shares access from Florina Street with the abutting property to the south, which is also owned by the owner of subject property. It is a special assumption and limiting condition that the subject has vehicular access to the garages or that a Shared Access or Driveway Easement could be provided and recorded.
- \* New Dryer (still in box) Purchased 6/2018
- \* 75 gallon hot water heater 4/219
- \* Apartment 3 Renovated 7/2020
- \* Apartment 6 Renovated 9/2019
- \* Apartment 1 Renovated 8/2019
- \* Apartment 2 Renovated 7/2019
- \* Apartment 5 Renovated 10/2019

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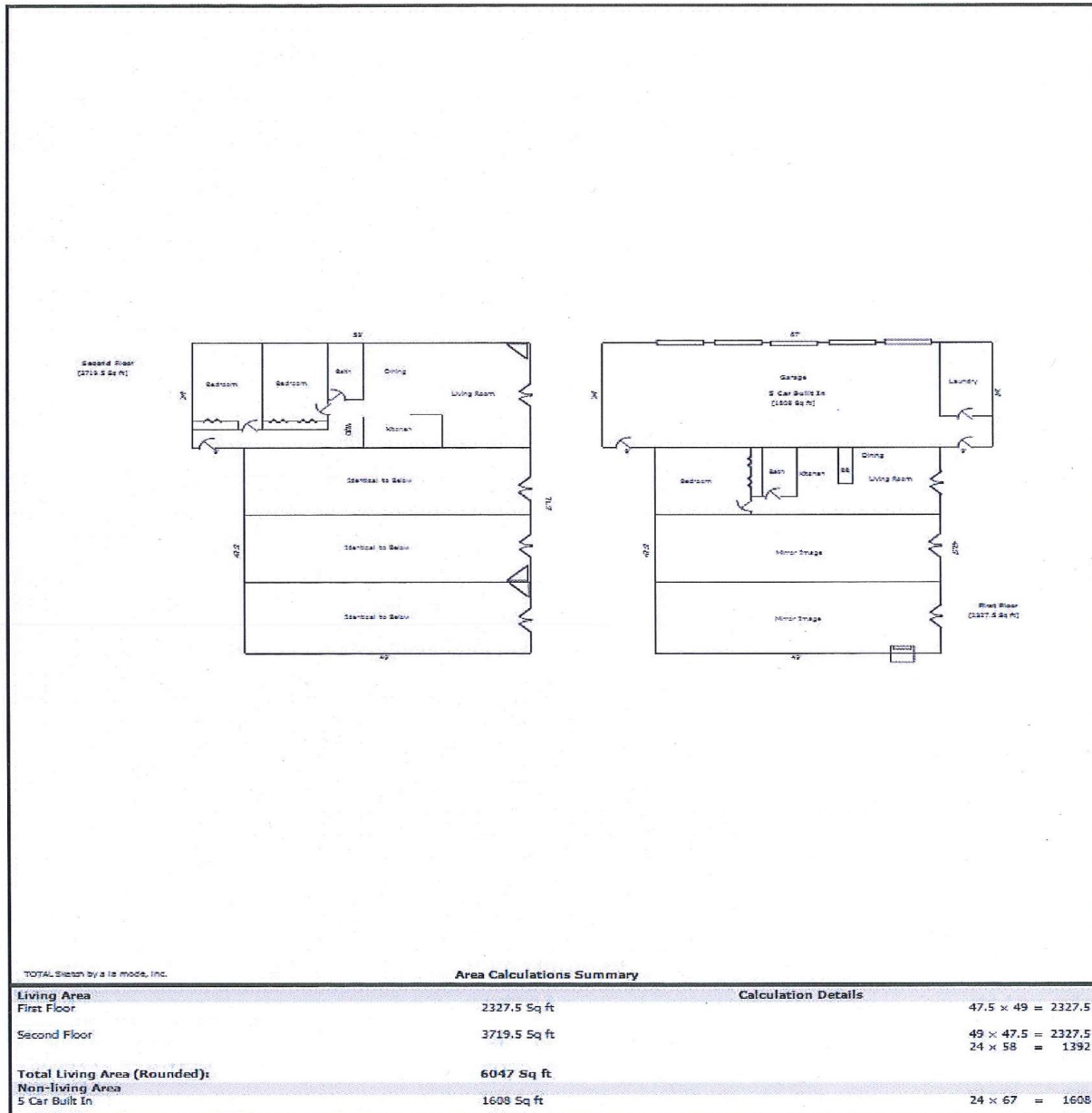
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# BUILDING SKETCH



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# PHOTOS



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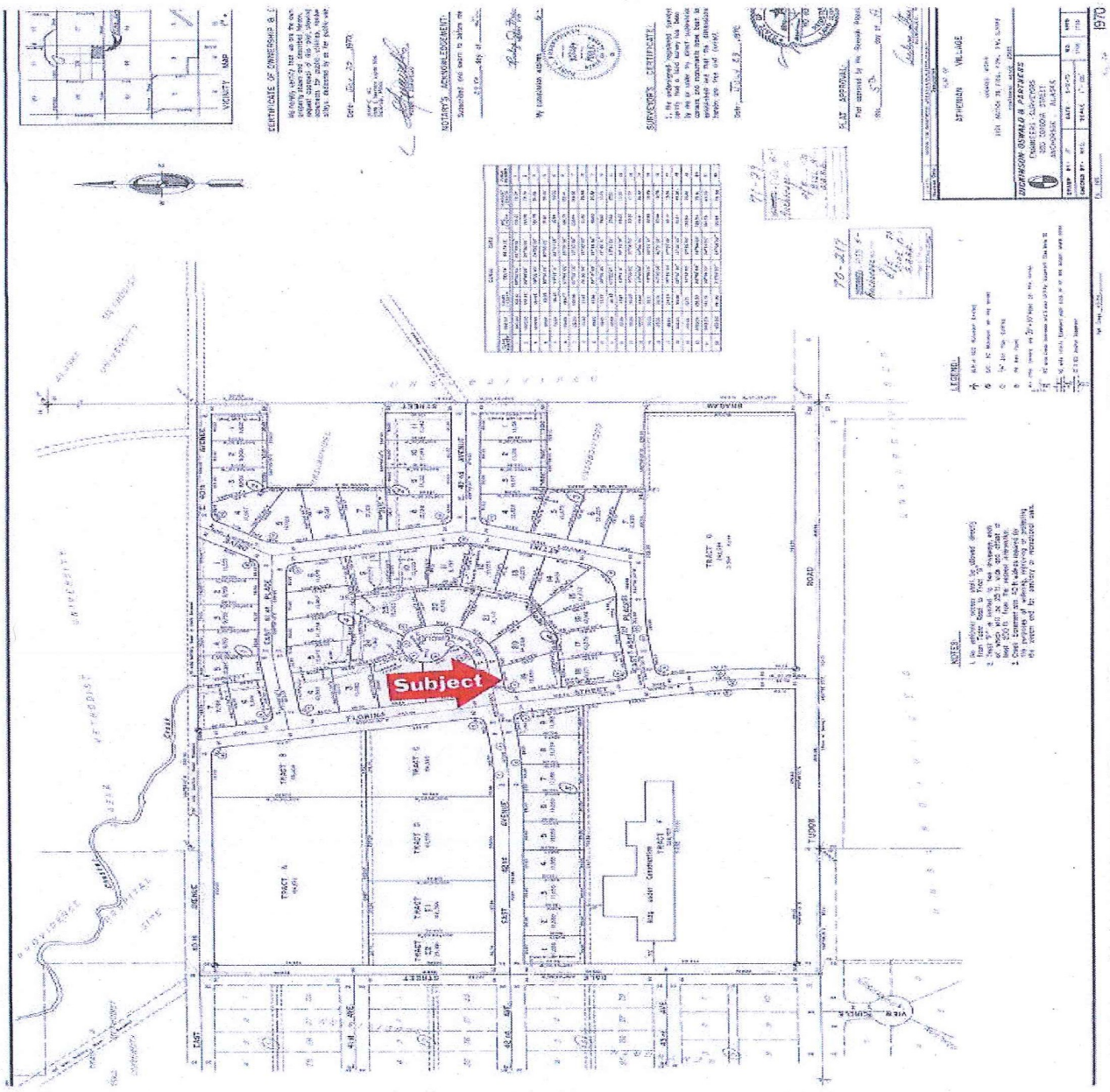
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## PLAT



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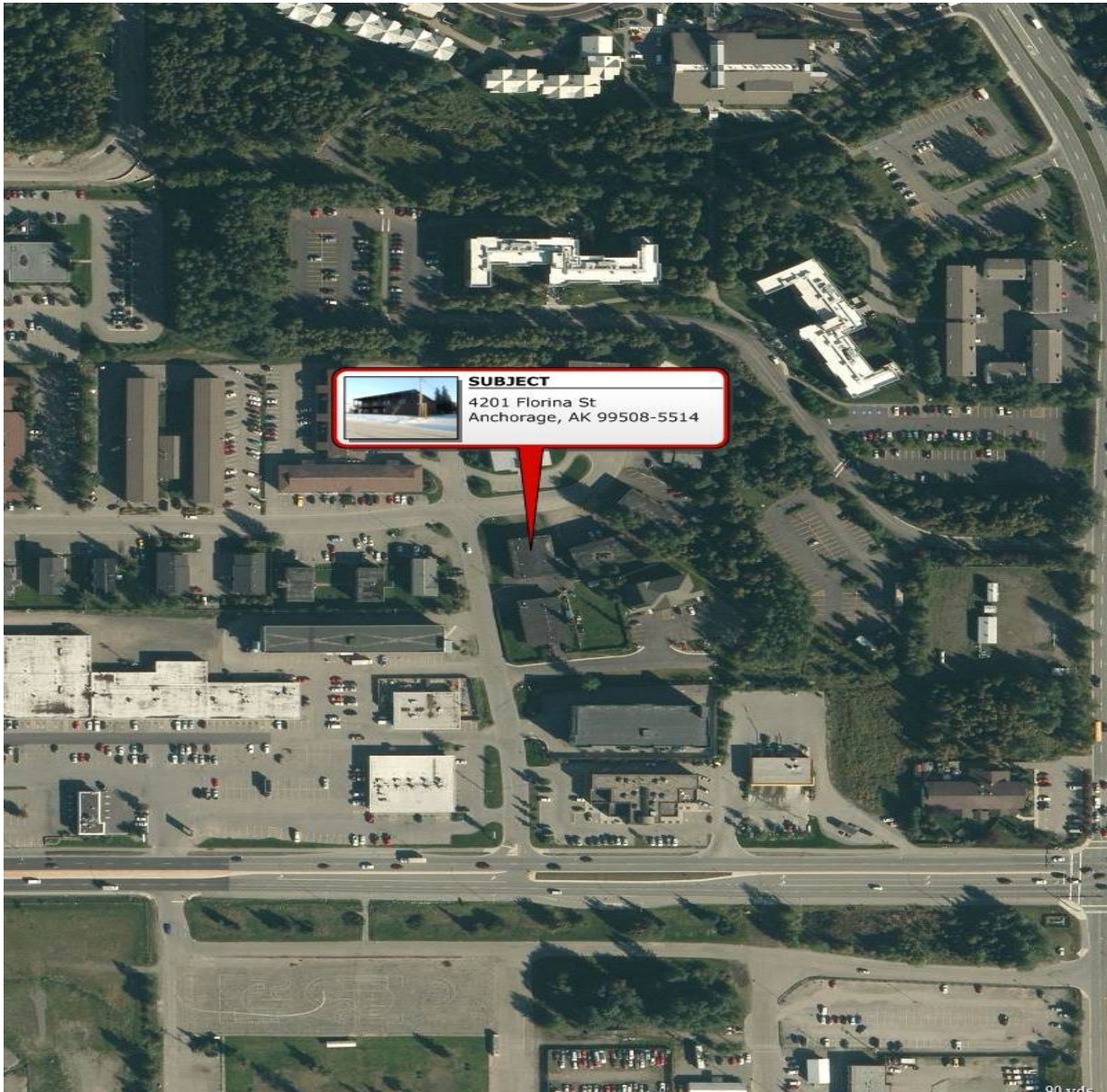
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# LOCATION MAP



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## Public Inquiry Parcel Details

[Show Parcel on Map](#)

PARCEL: 008-021-69-000 01/01 Commercial Apartments 06/15/20

ATHENIAN VILLAGE  
BLK 4 LT 19

Site 4201 Florina St

Lot Size: 10,699 ---Date Changed--- ----Deed Changed---- GRW: PIWt  
 Zone : R3 Owner : 11/06/19 Stateid: 2019 0039395  
 Tax Dist: 003 Address: 11/06/19 Date : 10/21/19  
 Grid : SW1735 Hra # : Plat : 690029  
 GRW: PIWC REF #:

### ASSESSMENT HISTORY

	---Land--	--Building-	---Total---	
Appraised Val 2018:	124,100	460,900	585,000	
Appraised Val 2019:	129,300	466,500	595,800	--Exemption---
Appraised Val 2020:	129,300	464,000	593,300	-----Type-----
Exempt Value 2020:	0	0	0	
State Exempt 2020:			0	
Resid Exempt 2020:			0	
Taxable Value 2020:			593,300	

Liv Units: 007 Common Area: Leasehold: Insp Dt: 08/09 Land Only  
 09/18 Quick Reinv

### BUILDING DATA

Bldg Area: 7,560 Yr Blt: 1973  
 Eff Yr: 1973 Ident  
 Bldg Type: Apartment-Low Rise Grade : Average # Units: 007 Bldgs: 1

### INTERIOR FEATURES

Floor Level	Size Area:	Use Type:	Wall Hgt	Wall Material:	Constrct Type:	Heat Type:	Air Phys Con Cond:	Funct Utilt
01/01	2,304	Apartment	09	Frame T-11	Wood Joist	Hot Water	0 Normal	Normal
01/01	1,584	Storage Ga	09	Frame T-11	Wood Joist	Unit Heat	0 Normal	Normal
02/02	3,672	Apartment	09	Frame T-11	Wood Joist	Hot Water	0 Normal	Normal

### OTHER BUILDING AND YARD IMPROVEMENTS

Yard Structure: Paving Asphalt Pk Size/Amt: 2,800 Units: 01 Yr/Blt: 10 Condition: Normal Funct/Utilt: Normal

### BUILDING OTHER FEATURES-ATTACHED IMPROVEMENTS

Qty:	Structure Code:	Size1:	Size2:	Qty:	Structure Code:	Size1:	Size2:
1	Porch Open	432	1	1	Porch Open Uppe	9	
2	Fireplace	0	0				
1	Porch Covered U	648	1				
1	Porch Open	9	14				

Feedback E-mail: [wwfipa@muni.org](mailto:wwfipa@muni.org)

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## **ZONING: R-3**

### **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.

#### **2. District-Specific Standard**

The maximum length of a townhouse-style building elevation shall be 250 feet.



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## **DISCLAIMER**

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### **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](http://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>