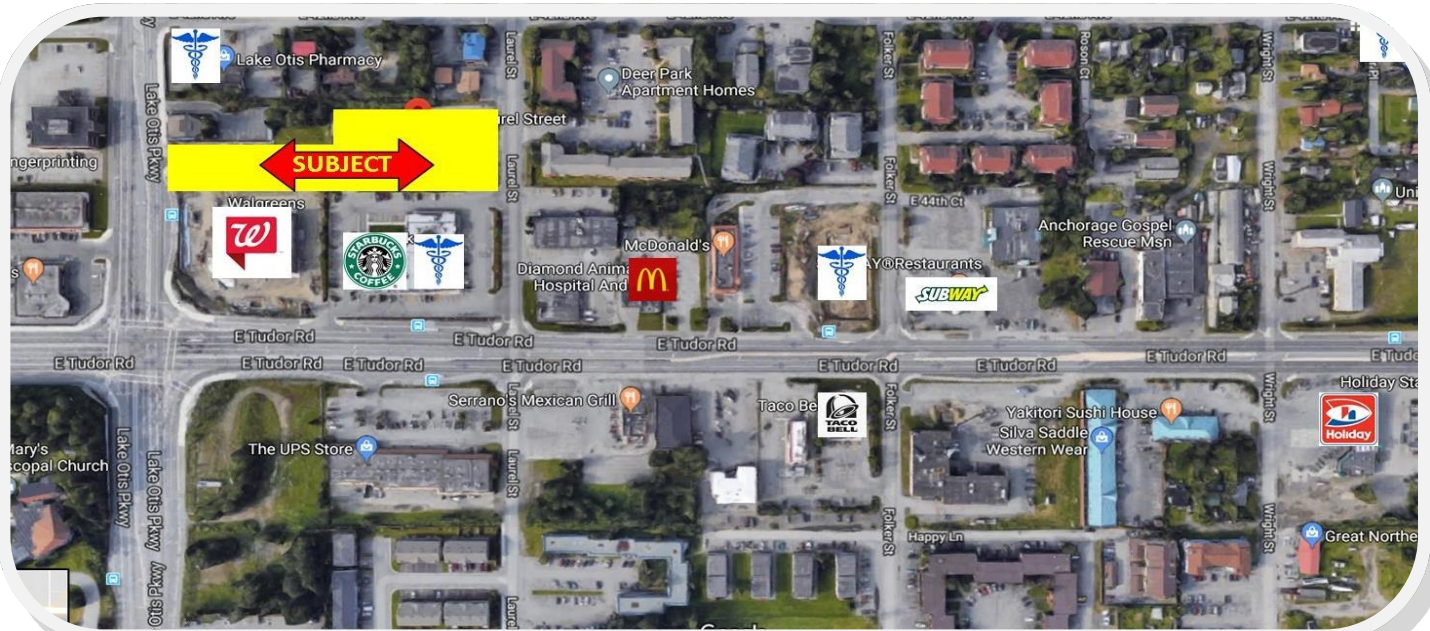


4246 LAUREL ST. & 4245 LAKE OTIS PKWY, ANCHORAGE



FOR SALE

Property Features

Combined Lots 27 & 30: approx. 1.65 acres asking \$1,649,967

Lot 27: approx. 1.12 acres

Lot 30: approx. .53 acres

Zoning: RO—Residential Office District

***U-Med District Property
Excellent Development Opportunity***

CURT NADING, PRESIDENT
CURT@CREALASKA.COM

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



4246 LAUREL ST. & 4245 LAKE OTIS PKWY, ANCHORAGE

PARCEL: 008-033-31-000 01/01 Commercial Vacant Land 11/11/19

Lot 27

T13N R3W SEC 28
LT 27

Site

Lot Size: 48,853 ---Date Changed--- ----Deed Changed---- GRW: PIWt
Zone : RO Owner : 04/22/13 Stateid: 2013 0014465
Tax Dist: 003 Address: 04/22/13 Date : 03/13/13
Grid : SW1734 Hra # : Plat :
GRW: PIWC REF #:

ASSESSMENT HISTORY

	---Land---	--Building--	---Total---	
Appraised Val 2017:	789,400	0	789,400	
Appraised Val 2018:	789,400	0	789,400	--Exemption---
Appraised Val 2019:	789,400	0	789,400	-----Type-----
Exempt Value 2019:	0	0	0	
State Exempt 2019:			0	
Resid Exempt 2019:			0	
Taxable Value 2019:			789,400	

Liv Units: 000 Common Area: Leasehold: Insp Dt: 05/16 Land Only
05/16 Quick Reinv
02/10 Desk Edit
2000

Name: TUDOR MED PARKING

OTHER BUILDING AND YARD IMPROVEMENTS

Yard Structure:	Size/Amt:	Units:	Yr/Blt:	Condition:	Funct/Util:
Paving Asphalt Pk	46,400	01	80	Poor	None

TAX INFORMATION

PARCEL: 008-033-38-000 01/01 Commercial Vacant Land 11/11/19

Lot 30

T13N R3W SEC 28
LT 30 S2

Site

Lot Size: 23,041 ---Date Changed--- ----Deed Changed---- GRW: PIWt
Zone : RO Owner : 12/09/03 Stateid: 2003 0119759
Tax Dist: 003 Address: 12/09/03 Date : 11/14/03
Grid : SW1734 Hra # : Plat :
GRW: PIWC REF #:

ASSESSMENT HISTORY

	---Land---	--Building--	---Total---	
Appraised Val 2017:	402,800	0	402,800	
Appraised Val 2018:	402,800	0	402,800	--Exemption---
Appraised Val 2019:	402,800	0	402,800	-----Type-----
Exempt Value 2019:	0	0	0	
State Exempt 2019:			0	
Resid Exempt 2019:			0	
Taxable Value 2019:			402,800	

Liv Units: 000 Common Area: Leasehold: Insp Dt: 07/18 Land Only
07/18 Quick Reinv
11/09 Desk Edit

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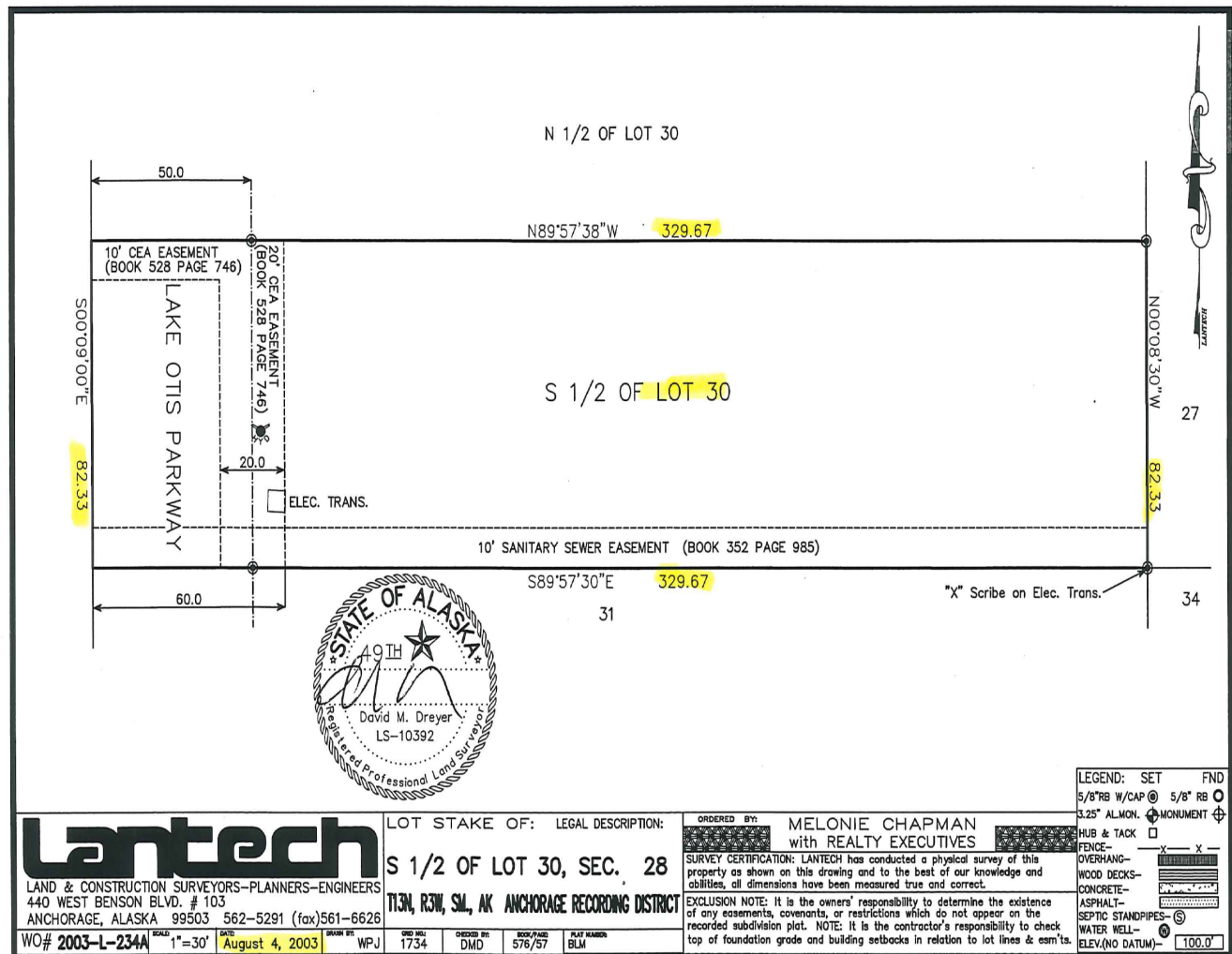
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AREA MAP



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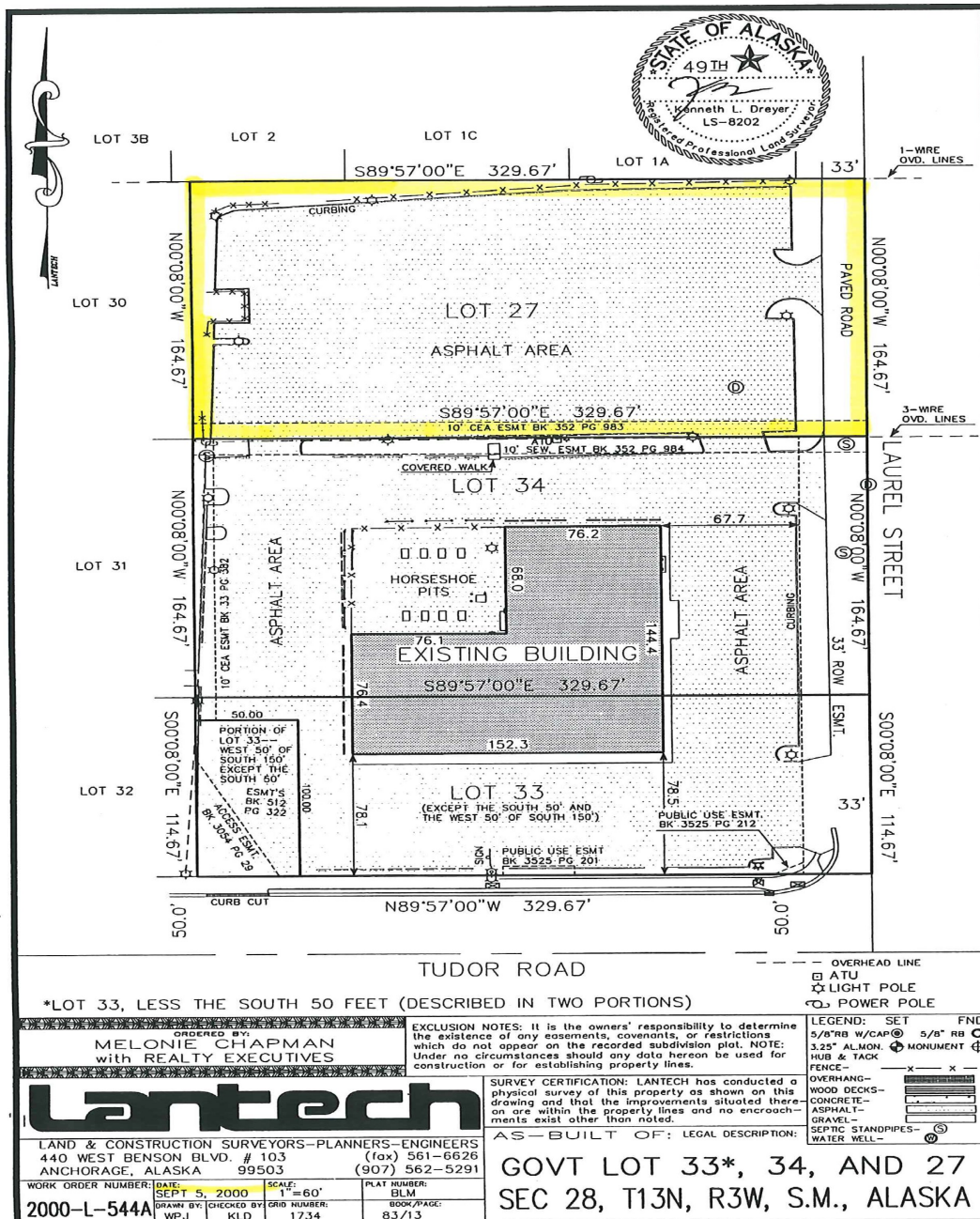
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AREA MAP



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ZONING: RO

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

4246 LAUREL ST. & 4245 LAKE OTIS PKWY, ANCHORAGE

ZONING: RO

Chapter 21.04: Zoning Districts
Sec.21.04.030 Commercial Districts

feet, subject to a conditional use review and the following additional approval criteria:

- i. The property is located in a major employment center designated in the comprehensive plan for Downtown, Midtown, or the U-Med District;
- ii. The proposed building height, massing, and intensity of use is consistent with the neighborhood- or district-specific comprehensive plan element applicable to the area;
- iii. The property is not adjacent to any residential district other than the R-4 or R-4A districts; and
- iv. The property is not adjacent to any property designated for medium density or lower density residential uses in the comprehensive plan.

3. District Location Requirements

In addition to the general rezoning approval criteria, the following requirements shall apply to the creation or expansion of the RO district:

- a. New RO zones shall be located in areas intended principally for low-intensity office uses, or in locations where the development buffers residential neighborhoods from heavy volumes of traffic or more intense commercial retail activity.
- b. Where a new or enlarged RO district is adjacent to existing residentially zoned areas, adequate area shall be provided for buffering or other site design requirements necessary to achieve compatibility.
- c. The RO district shall not be located in or expand into areas that are designated residential in the comprehensive plan.

F. MC: Marine Commercial District

1. Purpose

The MC district is intended primarily for commercial water-dependent uses and is located as designated in the comprehensive plan. Water-related uses may be allowed as conditional uses. Emphasis is on development flexibility of water-dependent and water-related commercial uses and on public access to the waterfront and Ship Creek.

2. District-Specific Standards

Applicants for allowed uses as listed in table 21.05-1 shall demonstrate, to the satisfaction of the director, that they are water-dependent and/or water-related, before applying for any required permits or entitlements.

G. Standards for Mixed-Use Development in the B-1A and B-1B Districts

1. Applicability

This section applies to developments that create a mix of residential with commercial or public/institutional primary uses in the B-1A and B-1B districts.

2. Maximum Residential Use

An administrative site plan review is required if residential uses occupy greater than 50 percent of the gross floor area of the development as depicted on a site plan. In no event shall the residential use occupy more than 65 percent in the B-1A district.

3. Floor Area Ratio (FAR) Incentives

Floor area ratio (FAR) incentives are offered to encourage residential development and other features of benefit to the public in mixed-use development. Mixed-use developments may have a floor area ratio of up to 0.5 in the B-1A and B-1B districts and up to 1.0 in the

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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/OC PD/Planning/Projects/t21/Pages/Title21Rewrite.aspx>