

640 W. 36th Ave., Anchorage, AK

Qupqugiak Inn

This boutique Inn located in Anchorage offers guests a unique staying experience. Each room offers it's own style, custom designed handmade beds, antique furniture and art pieces from many different locations around the world completed with curved hallways.

37 rooms total

31 standard rooms & 6 Japanese style pods

Creative Seller

Creative Selling Terms

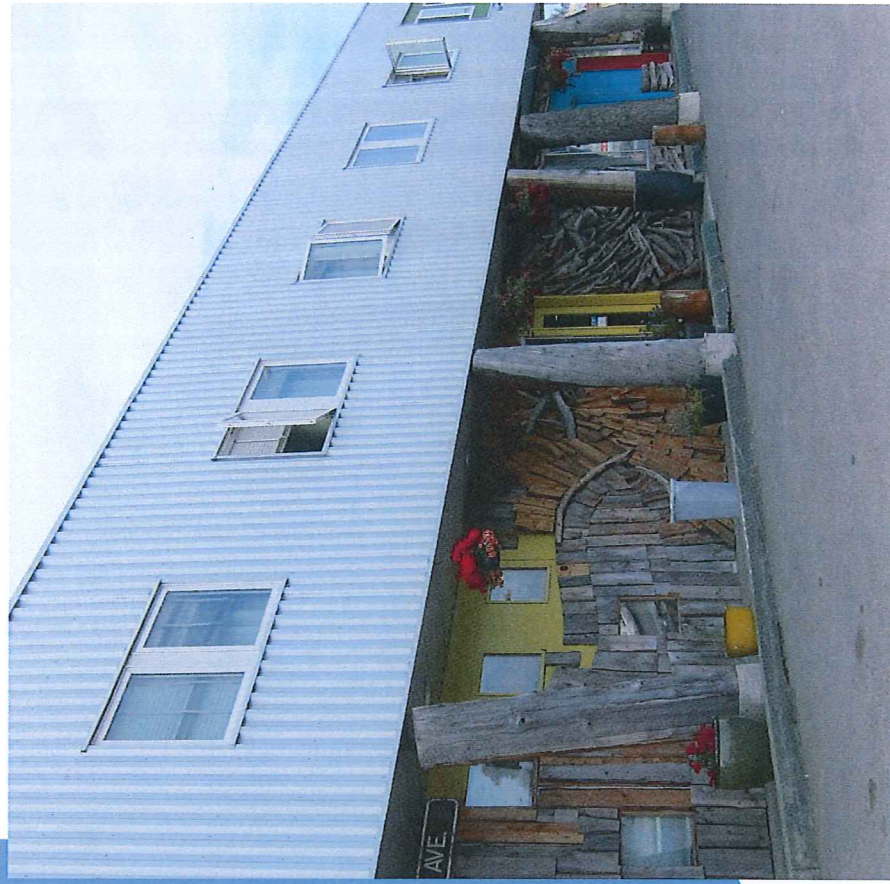
Call for Details

907-261-7302

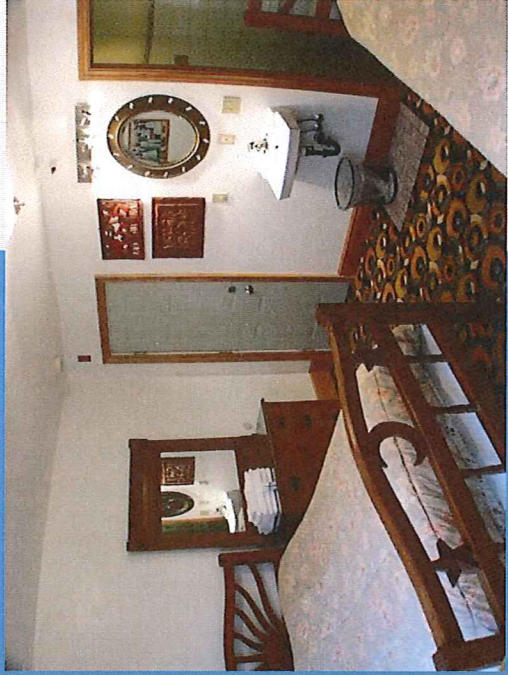
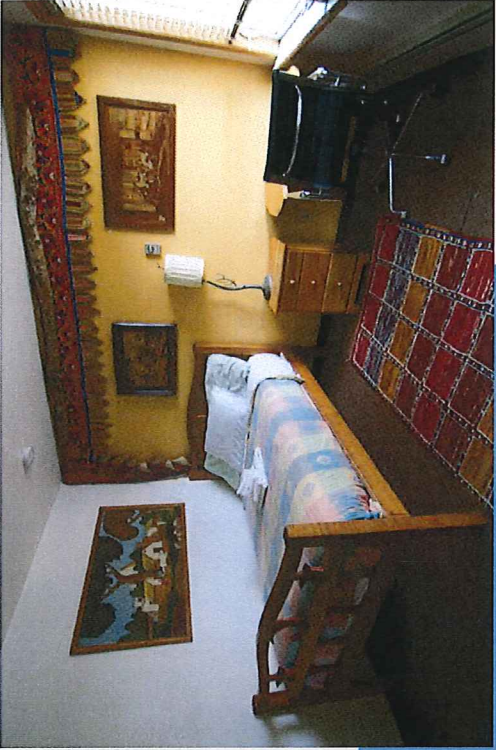
COMMERCIAL REAL ESTATE ALASKA
341 W TUDOR RD, SUITE 103
ANCHORAGE, AK 99503



FOR SALE



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Quality of the building

- ◆ Curved hallways & rooms in many areas
- ◆ Personally designed oak floors & door molding in hallways & rooms
- ◆ Marble & oak window sills throughout
- ◆ Magnificent old thirty foot curved counter with handmade tiles installed in the air in the rear parking lot as an art installation
- ◆ Multiple visions of the Alaskan dream construction on the front façade (spruce logs at angles, driftwood, old barn wood, etc.)
- ◆ Curved solid oak mezzanine area in lobby

Asking: \$1,950,000

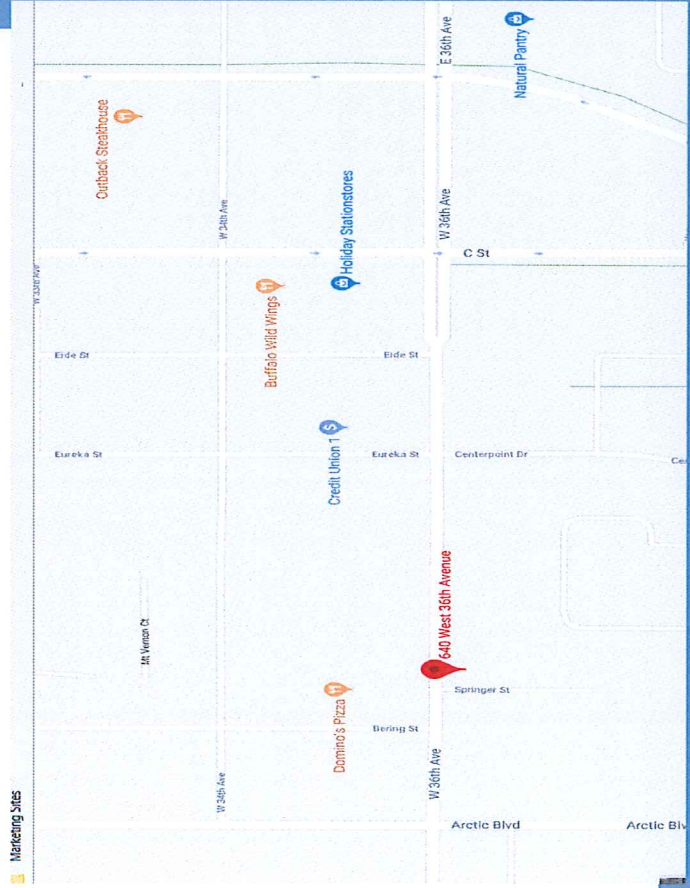
Creative Financing Options Available for Qualified Buyers

Building: 7,662sf
Lot: .434 Acres
Zoned: B3

Sale Includes:

Real estate, current business (including name, web site, reservation system & management system), FFE

Located on 36th Avenue between
Arctic Blvd. & C Street



Commercial Real Estate Alaska

Offer by:

Curt Nading & Season Baker
341 W Tudor Road, Suite 103
Anchorage, AK 99503

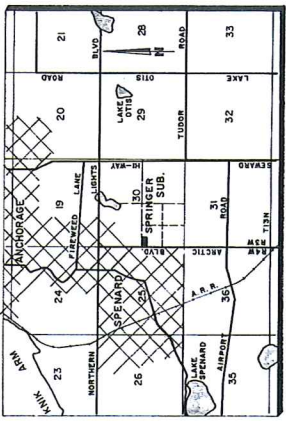
To contact us:
907-261-7302

or

curt@crealaska.com
season@crealaska.com

www.crealaska.com





Dawsonville Arzopavi

I hereby certify that I am the owner of the property shown and described herein. I hereby request approval of this plat showing such easements for public utilities, roadways and alleys dedicated by me for public use.

E.D. Springer
 State of Alaska
 2800 Northern Lights Boulevard
 Anchorage, Alaska

Notary's Acknowledgment

Subscribed and sworn to before me this 13th day of JUNE, 1966.
 My Commission Expires, 6/19/69
Notary for Alaska

Notary's Acknowledgment

Subscribed and sworn to before me this 13th day of JUNE, 1966.
 My Commission Expires, 6/19/69
Notary for Alaska

Plat Approval

Plat approved by the Borough Planning Commission this 21st day of JUNE, 1966.
Harold S. King
 Authorized Official

Surveyors Certificate

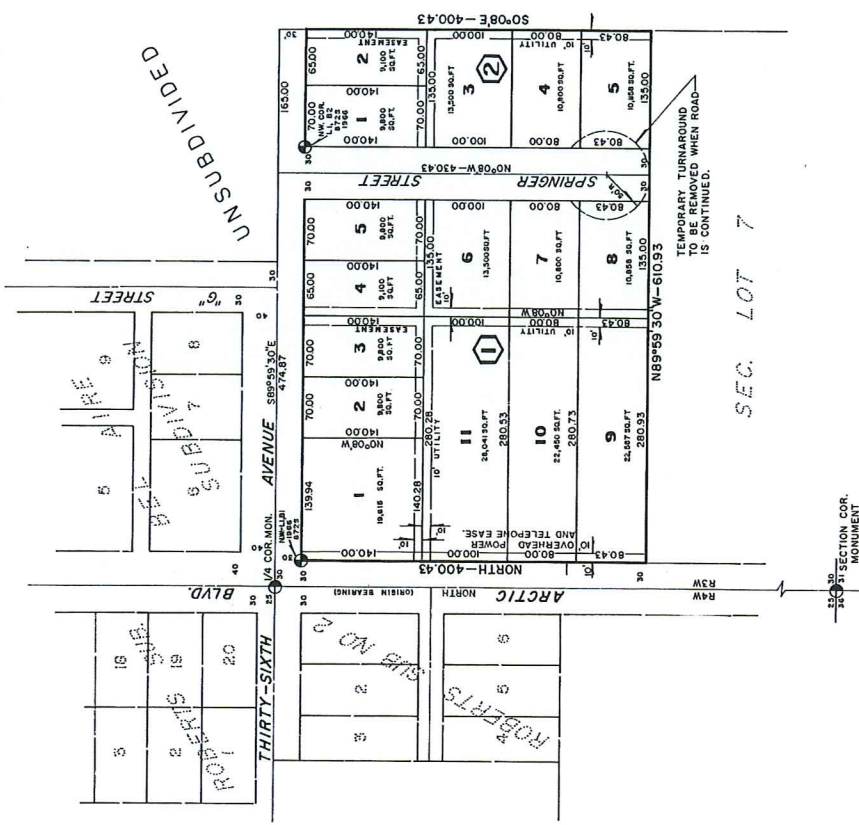
I, the undersigned registered surveyor hereby certify that a land survey has been completed by me or under my direct supervision, and that hubs and monuments have been located and established and that dimensions shown herein are true and correct.

June 13, 1966
Arthur L. Lounsbury
 Surveyor

SPRINGER SUBDIVISION	
LOCATED IN N W 1/4 SW 1/4, SEC. 30, T33N, R35W, S1M.	
CONTAINING 6.03 ACRE MORE OR LESS	
HEWITT V. LOUNSBURY & ASSOCIATES ANCHORAGE, ALASKA	
DATE: 9 MAY 1966	SCALE: 1" = 100'
DRAWN: W.T.	SHEET: 1 OF 1
CHG'D: L.H.C.	GRD: 1730 BK



UNSUBDIVIDED



LEGEND

⊙ BRASS CAP MONUMENT SET

NOTES

HUB AND TACK SET AT EACH CORNER UNLESS OTHERWISE NOTED.

66-150

Anchorage 2-
 10/24/66
 2:59 P.
 G.A.A.B.

66-171

Anchorage 2-
 12/29/66
 2:53 P.
 G.A.A.B.



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Public Inquiry Parcel Details

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PARCEL: 009-072-22-000 01/01 Commercial Boarding/Rooming H 07/11/18

SPRINGER
BLK 2 LT 1A

Site 640 W 36th Ave

Lot Size: 18,900	---Date Changed---	----Deed Changed----	GRW: PIWT
Zone : B3	Owner : 09/15/93	Stateid: 2491 0000726	
Tax Dist: 003	Address: 00/00/00	Date : 09/08/93	
Grid : SW1730	Hra # :	Plat : 700080	
GRW: PIWC		REF #:	

ASSESSMENT HISTORY

	---Land--	--Building-	---Total---	
Appraised Val 2016:	346,300	708,600	1,054,900	
Appraised Val 2017:	346,300	708,700	1,055,000	--Exemption--
Appraised Val 2018:	346,300	722,700	1,069,000	-----Type-----
Exempt Value 2018:	0	0	0	
State Exempt 2018:			0	
Resid Exempt 2018:			0	
Taxable Value 2018:			1,069,000	

Liv Units: 031 Common Area: Leasehold: Insp Dt: /
07/13 Ext Ownr/Oc
08/17 Desk Edit

BUILDING DATA

Name: QUPQUGIAQ INN Bldg Area: 7,662 Yr Blt: 1970
Eff Yr: 1987 Ident
Bldg Type: Boarding House Grade : Average P # Units: 031 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	2,250		09	Frame	T-11 Wood Joist(Hot Water	0 Normal	Normal
01/01	1,350		09	Frame	T-11 Wood Joist(Hot Water	0 Normal	Normal
02/02	4,062		09	Frame	T-11 Wood Joist(Hot Water	0 Normal	Normal

OTHER BUILDING AND YARD IMPROVEMENTS

Yard Structure:	Size/Amt:	Units:	Yr/Blt:	Condition:	Funct/Utilt:
Paving Concrete-Av	888	01	70	Normal	Normal
Paving Asphalt Pk	13,950	01	70	Normal	Normal

BUILDING OTHER FEATURES-ATTACHED IMPROVEMENTS

Qty:	Structure Code:	Size1:	Size2:	Qty:	Structure Code:	Size1:	Size2:
1	Porch Open	157	1				
1	Porch Open Uppe	445	1				
1	Canopy- Svc Sta	120	1				
1	Open Area Apart	480	1				

Feedback E-mail: wwfipa@muni.org



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Find Parcel Number - - 000

Owner Information **DETAILED PROPERTY INFORMATION** **07/11/18 15:13:19**

Parcel ID 009 072 22 000 1 2

Legal Description SPRINGER

BLK 2 LT 1A

Site Address 640 W 36TH AVE

Tax District 003

Account Name

Mailing Address

Tax Information	2018 Tax Year	2017 Tax Year
Value before Exemptions	1,069,000	1,055,000
Tax before Exemptions	17,531.60	16,521.30
Sr. Citizen/Disabled Veteran Exemption	(.00) (if applicable)	(.00)
Residential Exemption	(.00) (if applicable)	(.00)
Tax Credit	(.00)	(.00)
TAX NET OF EXEMPTIONS/CREDITS	17,531.60	16,521.30

DISCLAIMER
640 West 36th Avenue, Anchorage
Legal: Lot 1A, Block 2, Springer Subdivision

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>

1031 Tax Deferred Exchange: Seller may be participating in an IRC Section 1031 Tax Deferred Exchange. Buyer agrees to cooperate with Seller in the 1031 Exchange closing procedure. Buyer agrees that the Seller's rights and obligations under a Purchase and Sale Agreement may be assigned to an Intermediary facilitator for the purpose of completing the Exchange. Buyer shall incur no costs, fees or liability for participating in the exchange process. Buyer agrees to sign documentation necessary to conclude the IRC 1031 Tax Deferred Exchange closing, if applicable.