

800 M STREET, ANCHORAGE
\$1,750,000



FOR SALE



Property Features

Building Size: 18,812 sft

Lot Size: 14,990 sft (.34 acres)

Zoning: RO - Residential Office

Additional Features/Information

5-story Downtown commercial building with amazing inlet and mountain views. Desirable location less than a block from the Park Strip w/heated garage & additional onsite parking.

Building has full wet fire sprinkler system and central fire alarm system.

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



800 M STREET, ANCHORAGE

Located in the southwestern periphery of the Downtown Anchorage CBD in a mixed use residential/business district.

Currently residential rentals – 8 apartment units consisting of seven 3-bedroom units (+/- 1,650sf each) & one 2-bedroom unit (=/- 1,250sf). Each floor of the building contains approximately 3,759sf. Each unit has carpet or hardwood flooring, gas fireplaces, breakfast bars, large soaker jetted tubs, master bedroom with master bathroom and walk in closet, family room, dining room, stove/oven combination, dishwasher, in unit laundry, enclosed porch with private access to an exterior stairwell.

Secondary parking garage structure on the property. The upper, open level is accessed from M Street. The lower level has a fenced gate access of an alleyway at the alleyway at the rear of the property. There is approximately 6,837 square feet on each level of the garage or 13,674 square feet, total. There are an estimated 22 parking spaces on each level for a total of 44 parking spaces.

The building has 9 gas and 10 electric meters, and each unit has an individual gas furnace and hot water heater.

PROPERTY INFORMATION



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800 M STREET, ANCHORAGE

PARCEL: 001-052-65-000 01/02 Commercial High Rise Apartmen 11/12/19

ORIGINAL L STREET REPLAT
BLK 94 LT 1C
Site 800 M St

Lot Size: 14,990 ---Date Changed--- ---Deed Changed--- GRW: PIWt
Zone : RO Owner : 11/18/09 Stateid: 2009 0065501
Tax Dist: 001 Address: 06/29/17 Date : 10/12/09
Grid : SW1329 Hra # : Plat : 850332
GRW: PIWC REF #: 01/15/86 001-052-20-000

ASSESSMENT HISTORY

	---Land--	--Building--	---Total---	
Appraised Val 2017:	659,900	933,700	1,593,600	
Appraised Val 2018:	659,900	912,400	1,572,300	--Exemption---
Appraised Val 2019:	659,900	898,200	1,558,100	-----Type-----
Exempt Value 2019:	0	0	0	
State Exempt 2019:			0	
Resid Exempt 2019:			0	
Taxable Value 2019:			1,558,100	

Liv Units: 008 Common Area: Leasehold: Insp Dt: 08/10 Land Only
10/19 Quick Reinv
/

BUILDING DATA

Name: BALCHEN TOTEM POLE Bldg Area: 18,812 Yr Blt: 1985
Eff Yr: 1985 Ident
Bldg Type: Apartment-High Rise Grade : Average P # Units: 008 Bldgs: 1

TAX INFORMATION

PARCEL: 001-052-65-000 02/02 Commercial Parking Garage/Dec 11/12/19

ORIGINAL L STREET REPLAT
BLK 94 LT 1C
Site 800 M St

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Zone : RO Owner : 11/18/09 Stateid: 2009 0065501
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ASSESSMENT HISTORY

	---Land--	--Building--	---Total---	
Appraised Val 2017:	659,900	933,700	73,100	
Appraised Val 2018:	659,900	912,400	74,500	--Exemption---
Appraised Val 2019:	659,900	898,200	1,558,100	-----Type-----
Exempt Value 2019:	0	0	0	
State Exempt 2019:			0	
Resid Exempt 2019:			0	
Taxable Value 2019:			1,558,100	

Liv Units: Common Area: Leasehold: Insp Dt: /
10/19 Quick Reinv
/

BUILDING DATA

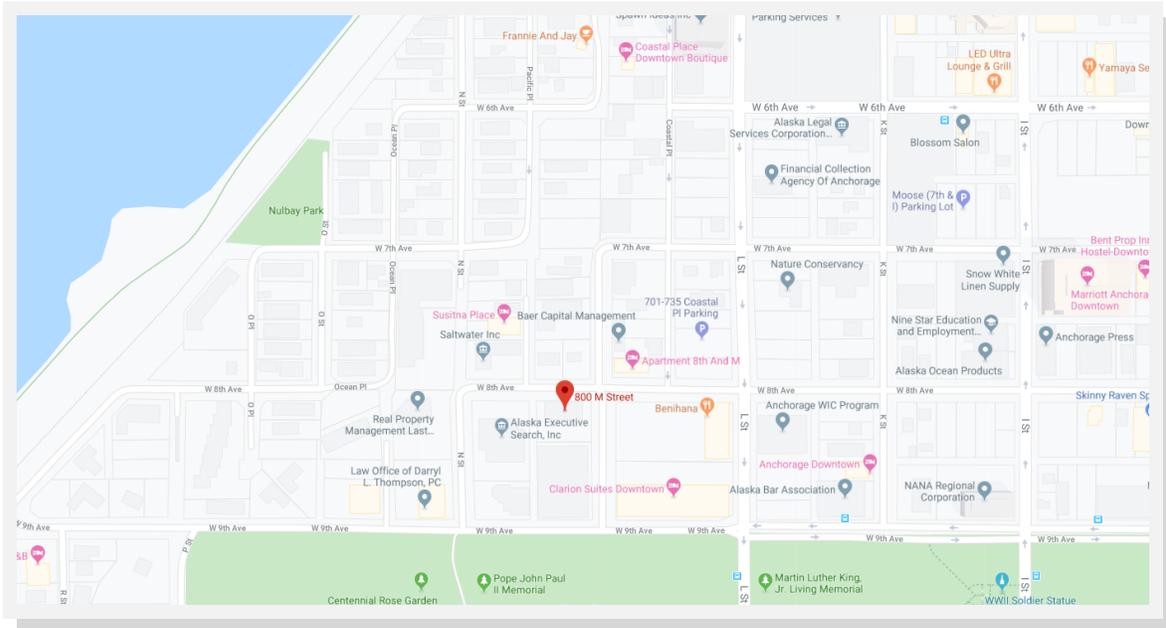
Name: BALCHEN TOTEM POLE Bldg Area: 0 Yr Blt: 1985
Eff Yr: 1985 Ident
Bldg Type: Parking Garage Grade : Average # Units: 000 Bldgs: 1

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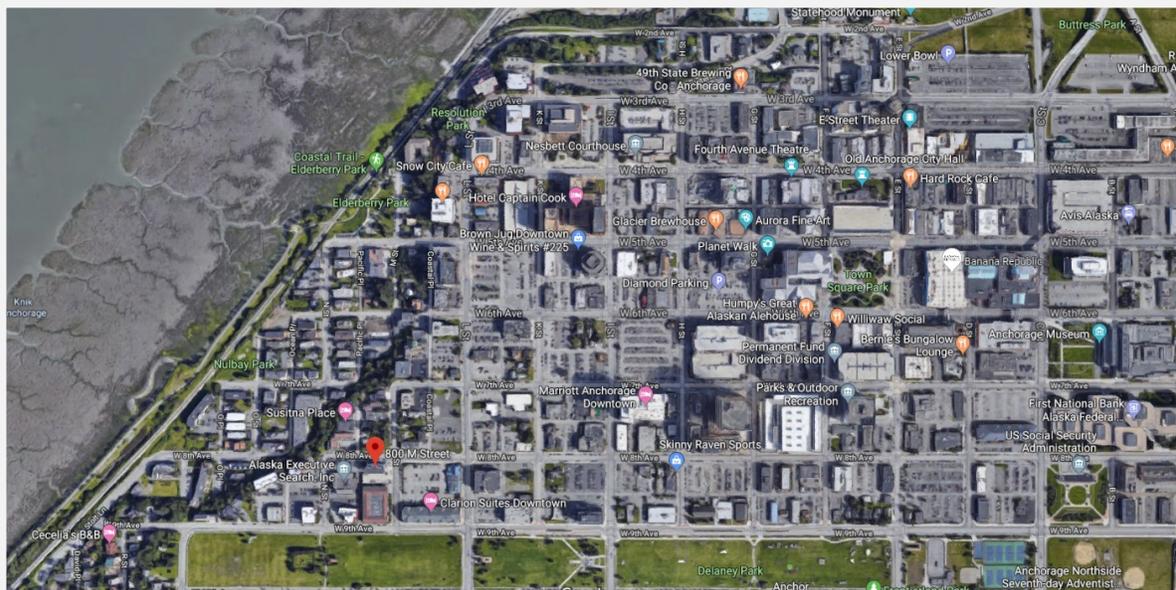
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AREA MAP



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ZONING: RO—RESIDENTIAL OFFICE

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

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LEGAL: LOT 1C, BLOCK 94, ORIGINAL L STREET REPLAT

ZONING: RO—RESIDENTIAL OFFICE

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.

**800 M STREET, ANCHORAGE
LEGAL: LOT 1C, BLOCK 94, ORIGINAL L STREET REPLAT**

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>