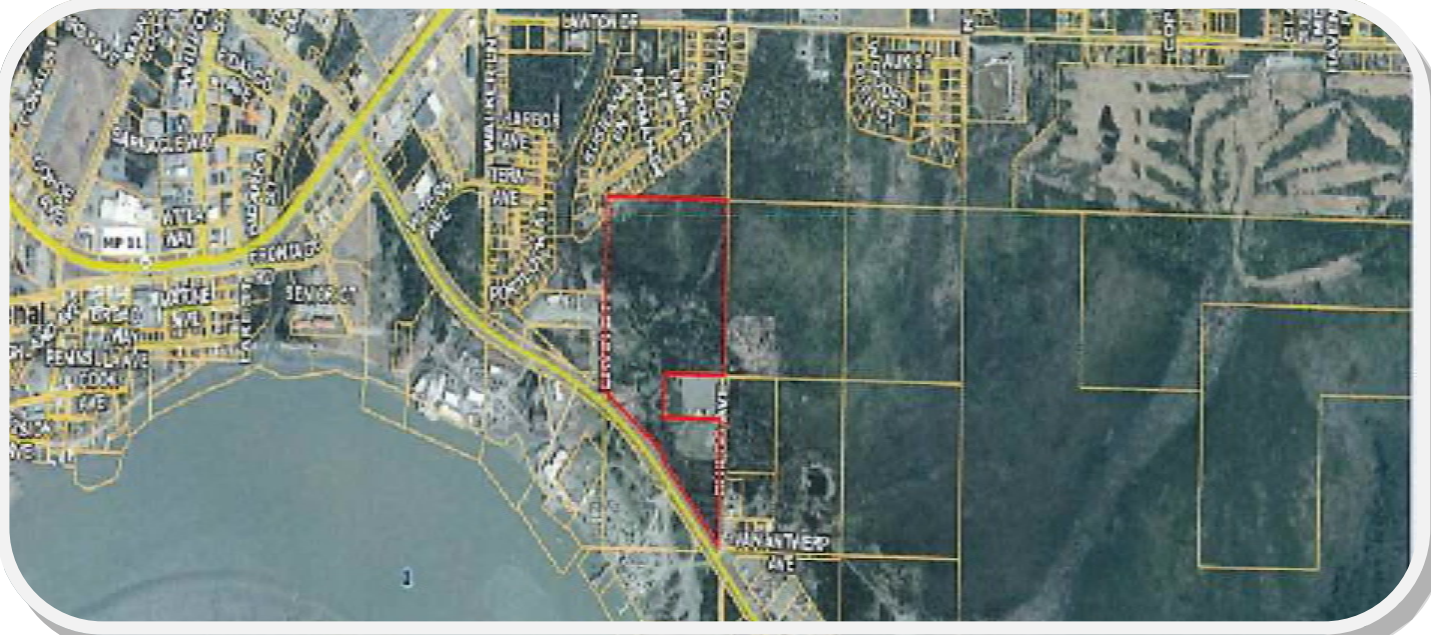


801 BRIDGE ACCESS RD., KENAI



FOR SALE

Property Features

Lot Size: 55 Acres

Offered at \$475,00

Additional Features/Information

Southerly 15+/- Acres are IH-Zoned Land, Remaining 40+/- Acres are in RR-Zoning district. Approx. 2.8 Cleaned-acres improved with gravel/sand base material. 1,770+/- feet of Bridge Access Rd. Frontage.

Located between Bridge Access Rd. & bluff rising to residential subdivision that over-looks the Kenai River. Subsurface rights to minerals, oil & gas are NOT included.

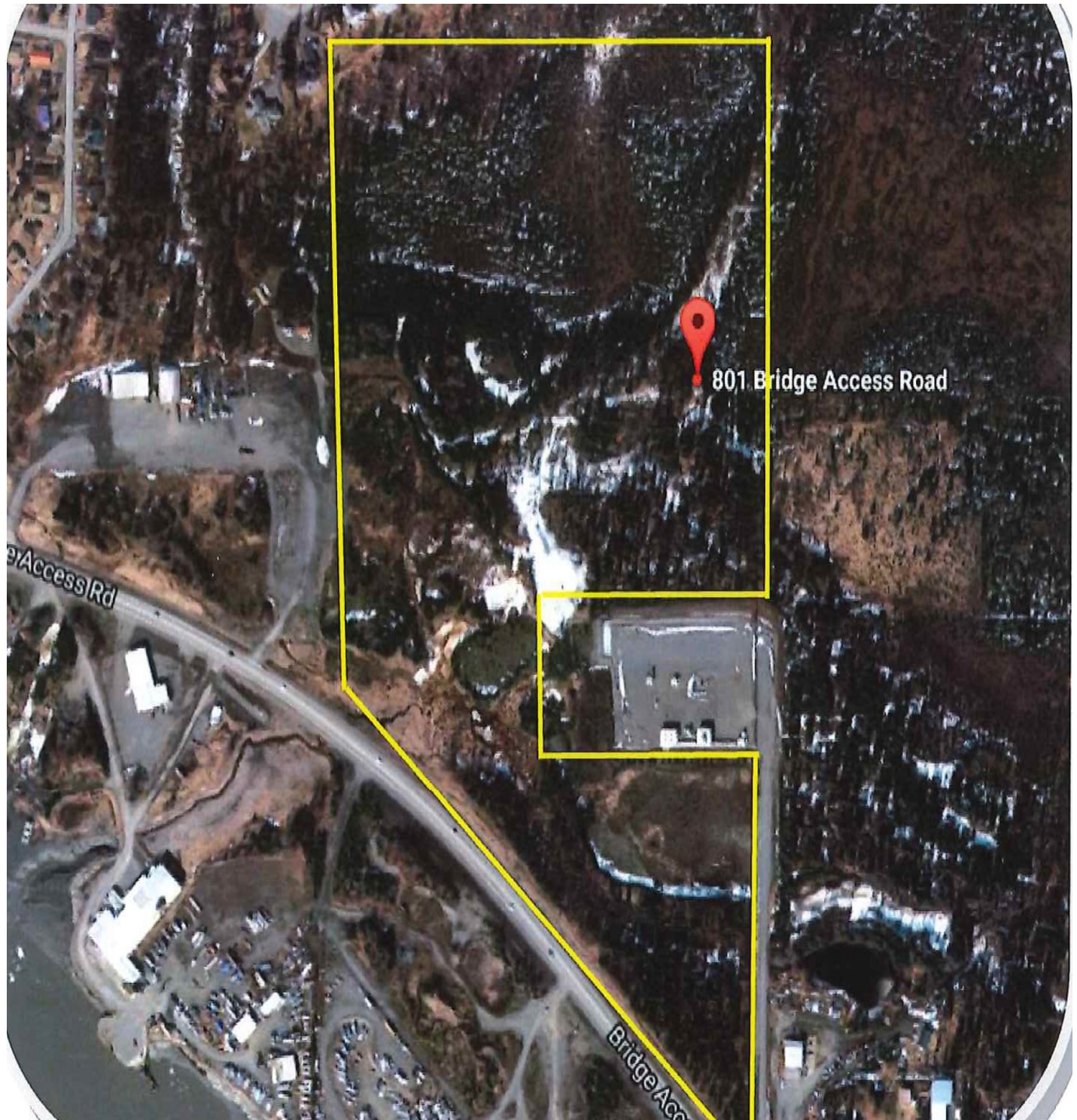
CURT NADING, PRESIDENT
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SEASON BAKER
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COMMERCIAL REAL ESTATE ALASKA
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801 BRIDGE ACCESS RD., KENAI



Kenai Peninsula Borough

Assessing Department
144 N. Binkley Street
Soldotna AK 99669

Jul 19 2017 3:01PM

General Information

Property ID 04901056

Address 801 BRIDGE ACCESS RD

Document / Book Page

Acreage 55.0000

Owners

Property ID	Display Name	Address
04901056		

Legal Description

Description

T 5N R 11W SEC 4 Seward Meridian KN SE1/4 NW1/4 & PTN OF NE1/4 SW1/4 LYING NW OF BRIDGE ACCESS RD EXCL AUTUMN SUB

Value History

Year	Reason	Assessed		
		Land	Structures	Total
2017	Main Roll Certification	\$676,800	\$0	\$676,800
2016	Main Roll Certification	\$676,800	\$0	\$676,800
2015	Main Roll Certification	\$676,800	\$0	\$676,800
2014	Main Roll Certification	\$676,800	\$0	\$676,800
2013	Main Roll Certification	\$676,800	\$0	\$676,800
2012	Main Roll Certification	\$676,800	\$0	\$676,800
2011	Main Roll Certification	\$676,800	\$0	\$676,800
2010	Main Roll Certification	\$676,800	\$0	\$676,800
2009	Main Roll Certification	\$705,600	\$0	\$705,600
2008	Main Roll Certification	\$705,800	\$0	\$705,800
2007	Main Roll Certification	\$223,400	\$0	\$223,400
2006	Main Roll Certification	\$223,400	\$0	\$223,400
2005	Main Roll Certification	\$223,400	\$0	\$223,400
2004	Main Roll Certification	\$212,800	\$0	\$212,800
2003	Main Roll Certification	\$212,800	\$0	\$212,800
2002	Main Roll Certification	\$212,800	\$0	\$212,800
2001	Main Roll Certification	\$212,800	\$0	\$212,800

Land Details

Primary Use	Land Type	Acres	Eff Frontage	Eff Depth	Asd Value
	Commercial H	27.5000	0.00	0.00	\$671,600
	Wetlands	27.5000	0.00	0.00	\$5,200

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801 BRIDGE ACCESS RD., KENAI



ZONING: IH AND RR

14.20.140 Heavy Industrial Zone (IH Zone).



- (a) *Intent.* The IH Zone is established to allow for a broad range of industrial and commercial uses. It is intended to apply to industrial areas which are sufficiently isolated from residential and commercial areas to avoid any nuisance effect.
- (b) *Uses Permitted.* Permitted uses shall be as in the IH Zone.
- (c) *Conditional Uses.* As allowed in Land Use Table and subject to the provisions of this chapter.
- (d) *Accessory Uses.* As defined (see Definitions).
- (e) *Home Occupations.* Uses as allowed by this chapter.
- (f) *Development Requirements.* As required in KMC [14.20.130\(f\)\(2\)](#) and [\(f\)\(3\)](#).
- (g) *Parking Requirements.* As required by this chapter.

(Ord. 925)

ZONING: IH AND RR

14.20.080 Rural Residential Zones (RR, RR-1 Zones).



(a) *Intent.* The RR Zone is intended to provide for low density residential development in outlying and rural areas in a form which creates a stable and attractive residential environment. The specific intent in establishing this zone is:

(1) To separate residential structures to an extent which will:

(A) Preserve the rural, open quality of the environment;

(B) Prevent health hazards in areas not served by public water and sewer.

(2) To prohibit uses which would:

(A) Violate the residential character of the environment;

(B) Generate heavy traffic in predominantly residential areas.

(b) *Principal Permitted Uses.* As allowed in Land Use Table.

(c) *Conditional Uses.* As allowed in Land Use Table and subject to the provisions of this chapter.

(d) *Accessory Uses.* As defined (see Definitions).

(e) *Home Occupations.* Uses as allowed by this chapter.

(f) *Development Requirements.* As described in Development Requirements Table.

(g) *Parking Requirements.* As required by this chapter.

(Ords. 925, 1009)

801 BRIDGE ACCESS RD., KENAI

DISCLAIMER

DISCLAIMER 801 Bridge Access Road, Kenai, AK

Legal:

T 5N 11W SEC 4 Seward Meridian KN SE1/4 NW1/4 & PTN of NE1/4 SW1/4 Lying NW of Bridge Access Rd EXCL Autumn Subdivision Kenai, AK, excluding the subsurface rights to minerals, oil and gas.

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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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.

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.