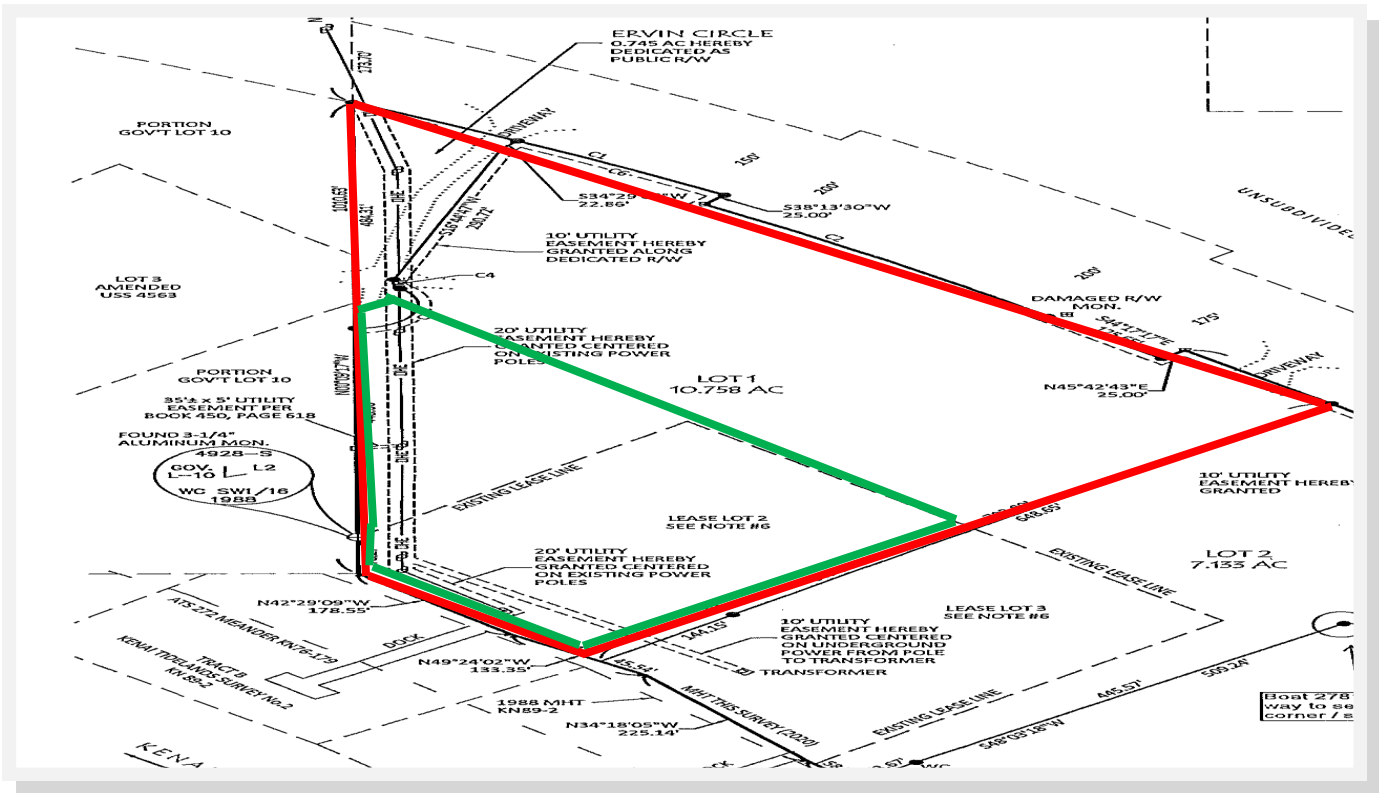


# BRIDGE ACCESS RD., KENAI LOT 1



## FOR SALE

### Property Features

**Lot 1:** 10.758+/- Acres      **Offered at:** \$975,000

### Additional Features/Information

Lot 1 has current water front land lease income from long term tenant  
- Shown green above

\$42,500/yr plus prorata share of property tax (4.629 acres approx.)

6.129 approx. acres with Bridge Access Road access available for buyers use

Located between Bridge Access Rd. & the Kenai River. Subsurface rights to minerals, oil & gas are NOT included.

Additional adjoining lots available

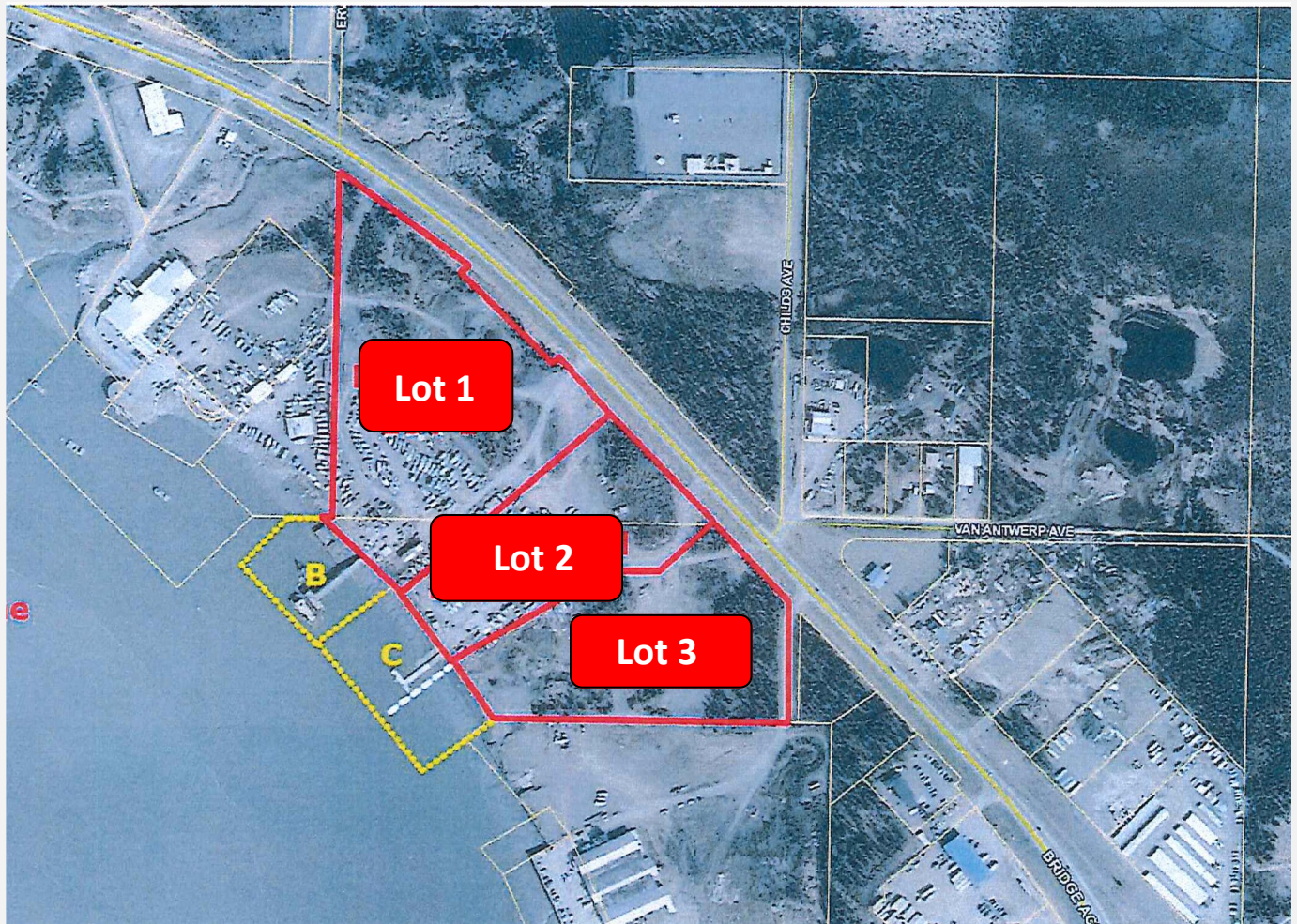
**CURT NADING, PRESIDENT**  
CURT@CREALASKA.COM

**SEASON BAKER**  
SEASON@CREALASKA.COM

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



**BRIDGE ACCESS RD., KENAI**  
**LOT 1**



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**(907) 261-7302**



## LOT 1: BRIDGE ACCESS RD., KENAI TAX INFORMATION

### Account Detail

[↶ Search Results](#)[📄 View Assessment](#)[📍 Map It](#)[🖨️ Print this Page](#)


#### KPB Tax Information

PIN	Property Type	Last Update
04901133	Real Property	11/6/2020 1:29:34 AM



Location:  
0

TAG  
30 - KENAI CITY

[Change of Address](#) 

#### Legal Description

T 05N R 11W SEC 4 Seward Meridian KN 2020044 KRISTINE SUB NO 1 LOT 1

#### KPB Tax Bills

CURT NADING, PRESIDENT  
CURT@CREALASKA.COM

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## ZONING: IH

### 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)



**832 & 992 BRIDGE ACCESS RD., KENAI**

# **DISCLAIMER**

## **DISCLAIMER**

**Legal:**

**T 05N R 11W SEC 4 Seward Meridian KN 2020044 KRISTINE SUB No 1 Lot 1, Kenai, AK,  
excluding the subsurface right to minerals, oil and gas.**

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By acceptance of these marketing materials, the recipient acknowledges and agrees to bear all risk of 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

**1031 Tax Deferred Exchange:** Seller may be participating in an IRC Section 1013 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.