

832 & 992 BRIDGE ACCESS RD., KENAI



FOR SALE

Property Features

Lot Size: 26.88 Acres

Offered at \$2,625,000

Additional Features/Information

832 Bridge Access Rd: 13.38+/- Acres

992 Bridge Access Rd: 13.5 +/- Acres

(Currently approx. \$72,500/year in land lease income)

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

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



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832 BRIDGE ACCESS RD

Features

Lot Size: 13.38+/- Acres

Fronts the right bank of the Kenai River about 1.25+/- miles upriver from the mouth.

Road Access and Improvements: Bridge Access Road; varies from 150-foot to 200-foot right-of-way, asphalt-paved roadbed, maintained by State of Alaska

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992 BRIDGE ACCESS RD

Features

Lot Size: 13.5+/- Acres

Fronts the right bank of the Kenai River about 1.25+/- miles upriver from the mouth. Approximately 450+/- feet of river frontage characterized by an eroding bluff profile.

Road Access and Improvements: Bridge Access Road; varies from 150-foot to 200-foot right-of-way, asphalt-paved roadbed, maintained by State of Alaska

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832 & 992 BRIDGE ACCESS RD., KENAI TAX INFORMATION



Kenai Peninsula Borough

Assessing Department
144 N. Binkley Street
Soldotna AK 99669

Feb 3 2020 1:46PM

General Information

| | |
|--|---|
| | Property ID 04901126 Address 832 BRIDGE ACCESS RD Document / Book Page 1 / 116 Acreage 13.3800 |
|--|---|

Owners

| Property ID | Display Name | Address |
|-------------|--------------|---------|
| 04901126 | | |

Legal Description

| Description |
|--|
| T 5N R 11W SEC 4 Seward Meridian KN PTN OF NE1/4 SW1/4 LYING SW OF BRIDGE ACC ESS RD |

Value History

| Year | Reason | Assessed | | Total |
|------|-------------------------|-----------|------------|-----------|
| | | Land | Structures | |
| 2019 | Main Roll Certification | \$548,700 | \$0 | \$548,700 |

General Information

| | |
|--|---|
| | Property ID 04901127 Address 992 BRIDGE ACCESS RD Document / Book Page 1 / 116 Acreage 13.5000 |
|--|---|

Owners

| Property ID | Display Name | Address |
|-------------|--------------|---------|
| 04901127 | | |

Legal Description

| Description |
|--|
| T 5N R 11W SEC 4 Seward Meridian KN GL 8 EXCL BRIDGE ACCESS RD |

Value History

| Year | Reason | Assessed | | Total |
|------|-------------------------|-----------|------------|-----------|
| | | Land | Structures | |
| 2019 | Main Roll Certification | \$551,100 | \$103,800 | \$654,900 |

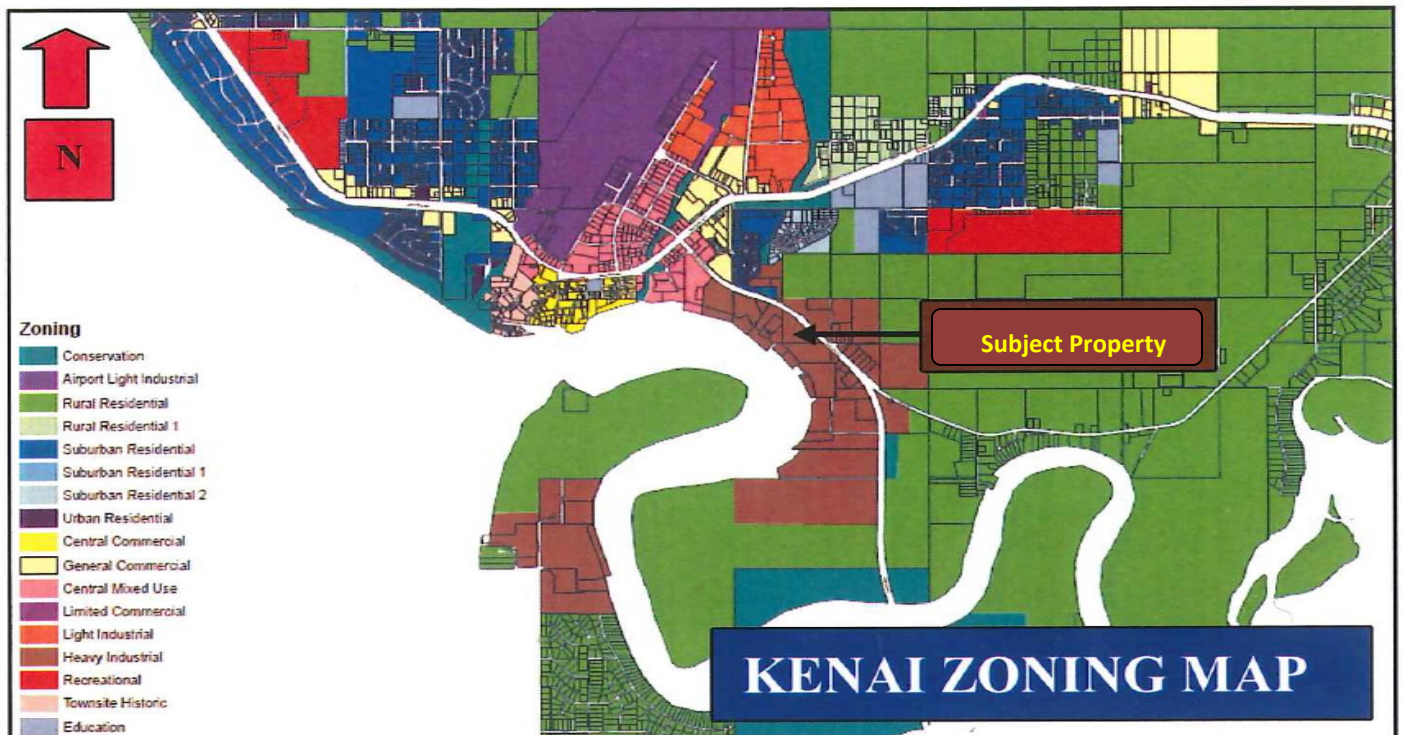
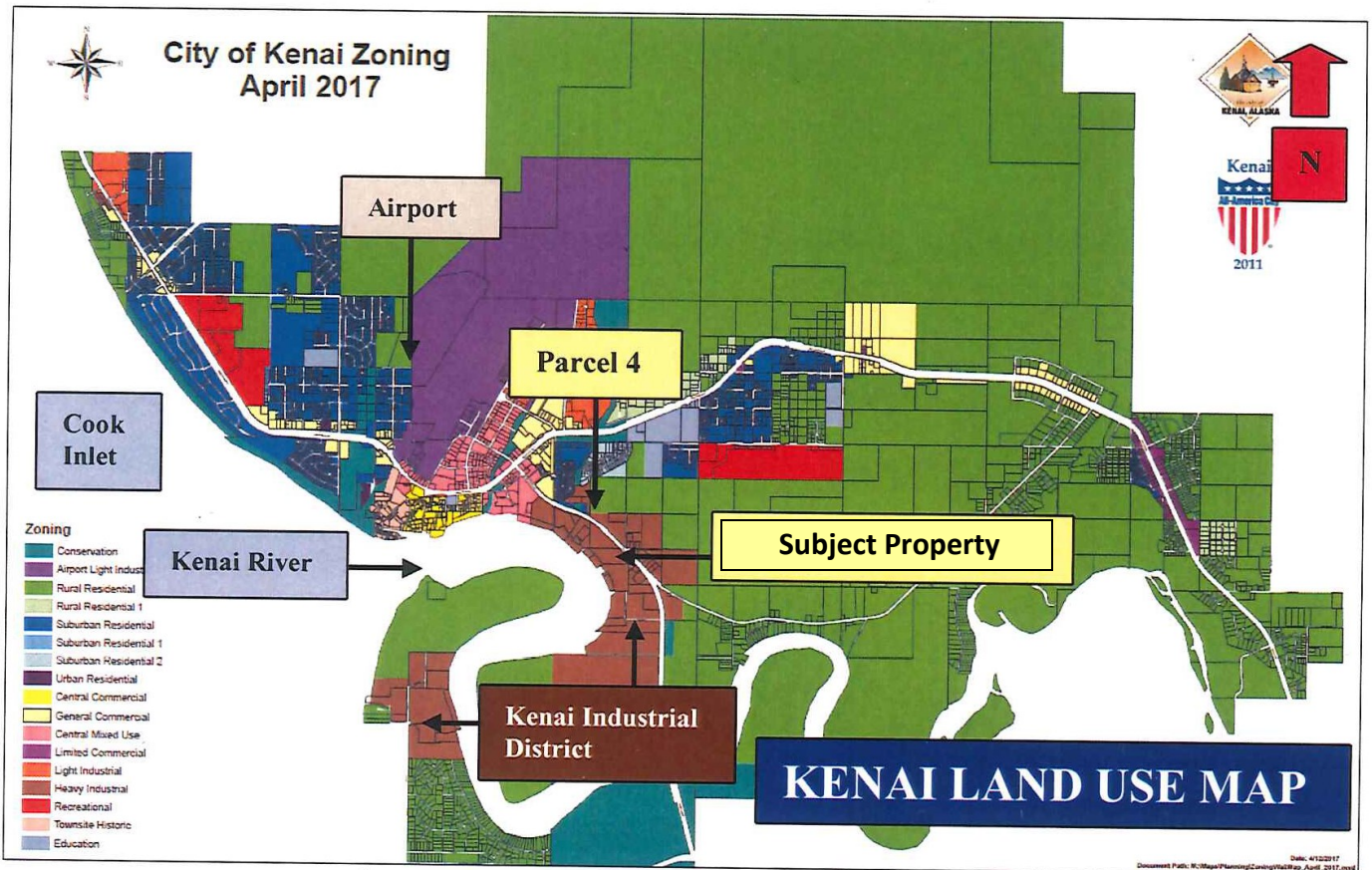
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ZONING: IH

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

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832 & 992 Bridge Access Road, Kenai, AK

Legal:

T 5N R 11W SEC 4 Seward Meridian KN PTN OF NE1/4 SW1/4 LYING SWOF BRIDGE ACCESS RD and T 5N R 11W SEC 4 Seward Meridian KN GL 8 EXCL BRIDGE ACCESS RD Kenai, AK, excluding the subsurface right 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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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.