

885 OLD RICHARDSON HWY, FAIRBANKS
\$800,000



FOR SALE

Property Features

Building Size: 20,646 sft (multiple Structures)

Lot Size: 7.51 acres (32,709.84 sft)

Zoning: Industrial

Additional Features/Information

This industrial development located just off Hwy 2 (Richardson Hwy) in Fairbanks, AK contain three parcels of land making up approximately 7.5 acres. There are multiple structures on the property that are currently 100% leased.

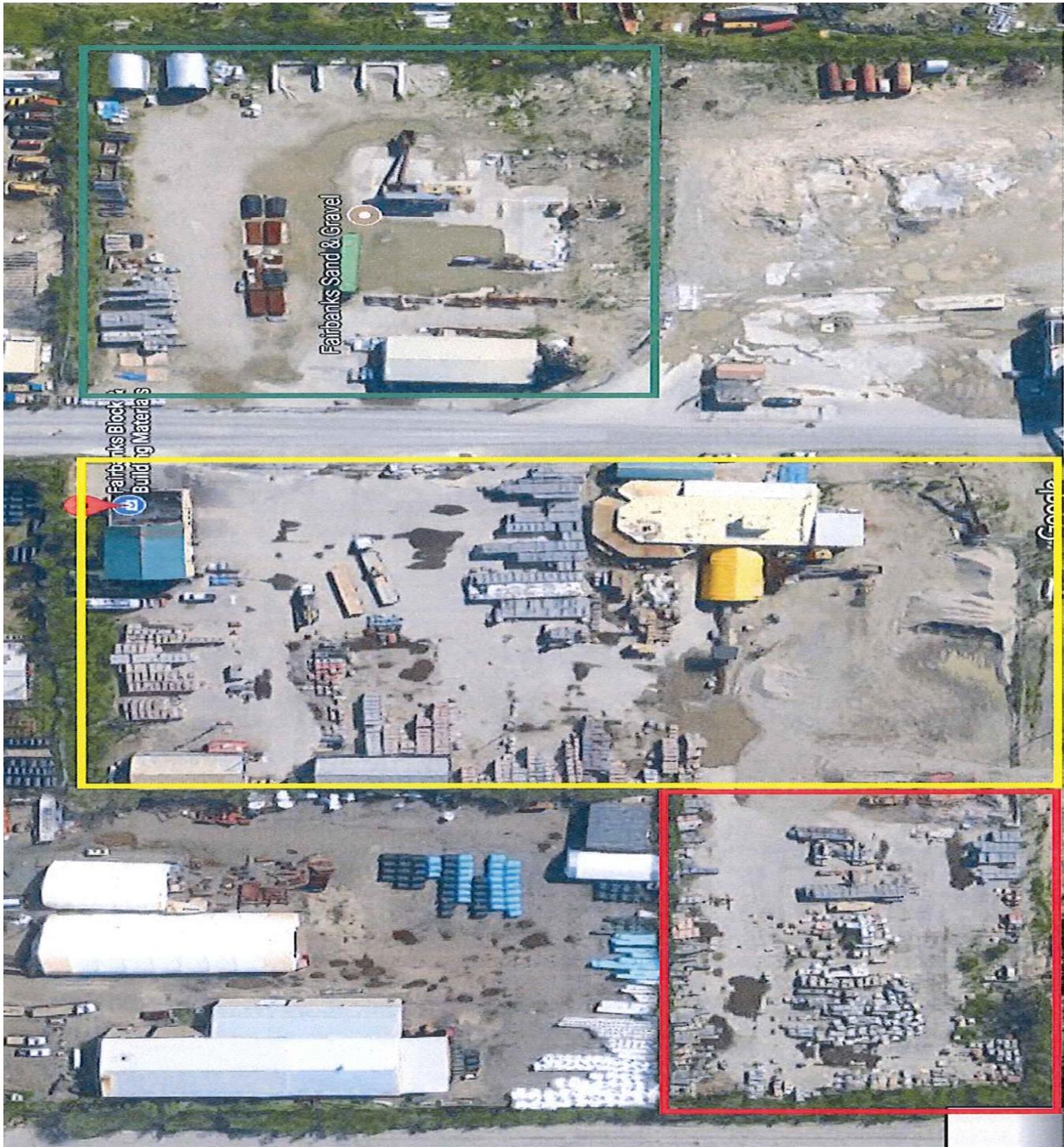
CURT NADING, PRESIDENT
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341 W. TUDOR, SUITE 103, ANCHORAGE, AK 99503 |
(907) 261-7302



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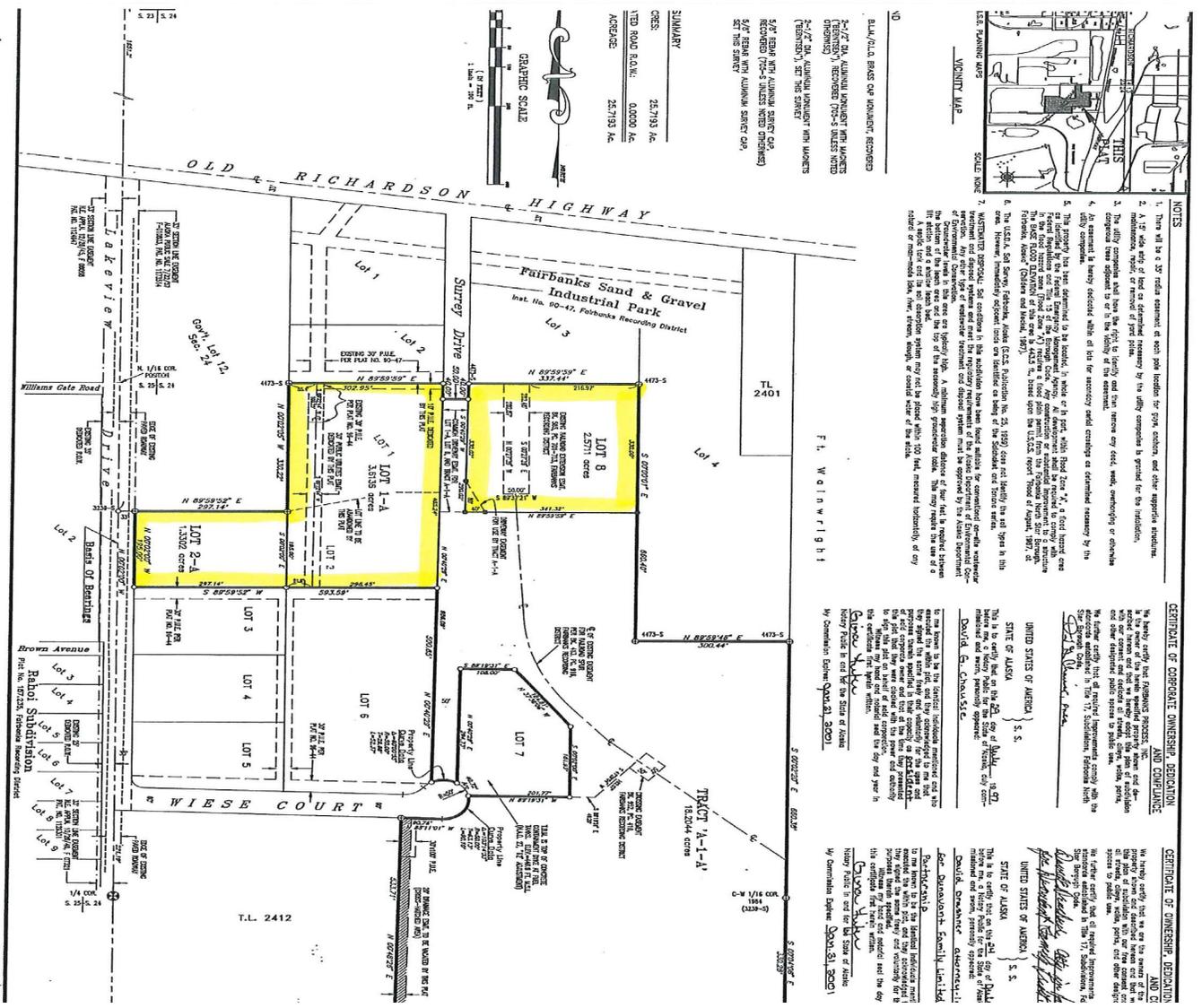
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TAX ID NUMBERS: 0481661, 0481670 & 0488011

TAX INFORMATION

Property Summary

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PAN	PROPERTY PHYSICAL DESCRIPTION - DO NOT RELY ON AS A LEGAL DESCRIPTION	
0481661	LOT 1A FAIRBANKS SAND & GRAVEL INDUSTRIAL PARK 1ST ADDN REPLAT 97-70 7/30/97 OUT OF LOT 1 FAIRBANKS SAND & GRAVEL PLAT 95-104 10/26/95 OUT OF TL-2400 SEC 24 T1S-R1W	
NEIGHBORHOOD	BUSINESS	PROPERTY CLASS
1030 Davis-Van Horn	Raven Building Products	Industrial
MILLAGE GROUP	MOST RECENT MILLAGE RATE	STATUS
0400 FAIRBANKS SAND & GRAVEL 1	16.1760	TAXABLE
FIRE SERVICE AREA		ADDITIONAL INFORMATION
Not within a fire service area.		Building Details View Property Location
LAND AREA		
Parcel		
1 157408.4 Square Feet		

PAN	PROPERTY PHYSICAL DESCRIPTION - DO NOT RELY ON AS A LEGAL DESCRIPTION	
0481670	LOT 2A FAIRBANKS SAND & GRAVEL INDUSTRIAL PARK 1ST ADDN OUT OF LOT 2 FAIRBANKS SAND & GRAVEL INDUSTRIAL PARK 1ST ADDITION OUT OF TL-2400 SEC 24 T1S-R1W	
NEIGHBORHOOD	BUSINESS	PROPERTY CLASS
1030 Davis-Van Horn		Vacant Land
MILLAGE GROUP	MOST RECENT MILLAGE RATE	STATUS
0400 FAIRBANKS SAND & GRAVEL 1	16.1760	TAXABLE
FIRE SERVICE AREA		ADDITIONAL INFORMATION
Not within a fire service area.		Building Details View Property Location
LAND AREA		
Parcel		
1 57943.51 Square Feet		

PAN	PROPERTY PHYSICAL DESCRIPTION - DO NOT RELY ON AS A LEGAL DESCRIPTION	
0488011	LOT 8 FAIRBANKS SAND & GRAVEL INDUSTRIAL PARK 1ST ADDN OUT OF LOT A1 FAIRBANKS SAND 1ST	
NEIGHBORHOOD	BUSINESS	PROPERTY CLASS
1030 Davis-Van Horn		Industrial
MILLAGE GROUP	MOST RECENT MILLAGE RATE	STATUS
0400 FAIRBANKS SAND & GRAVEL 1	16.1760	TAXABLE
FIRE SERVICE AREA		ADDITIONAL INFORMATION
Not within a fire service area.		Building Details View Property Location
LAND AREA		
Parcel		
1 111997.1 Square Feet		

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Legal: Lots 1A, 2A and 8, Fairbanks Sand and Gravel Industrial Park, First Addition

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, to confirm actual square footage of the building to their satisfaction, 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.