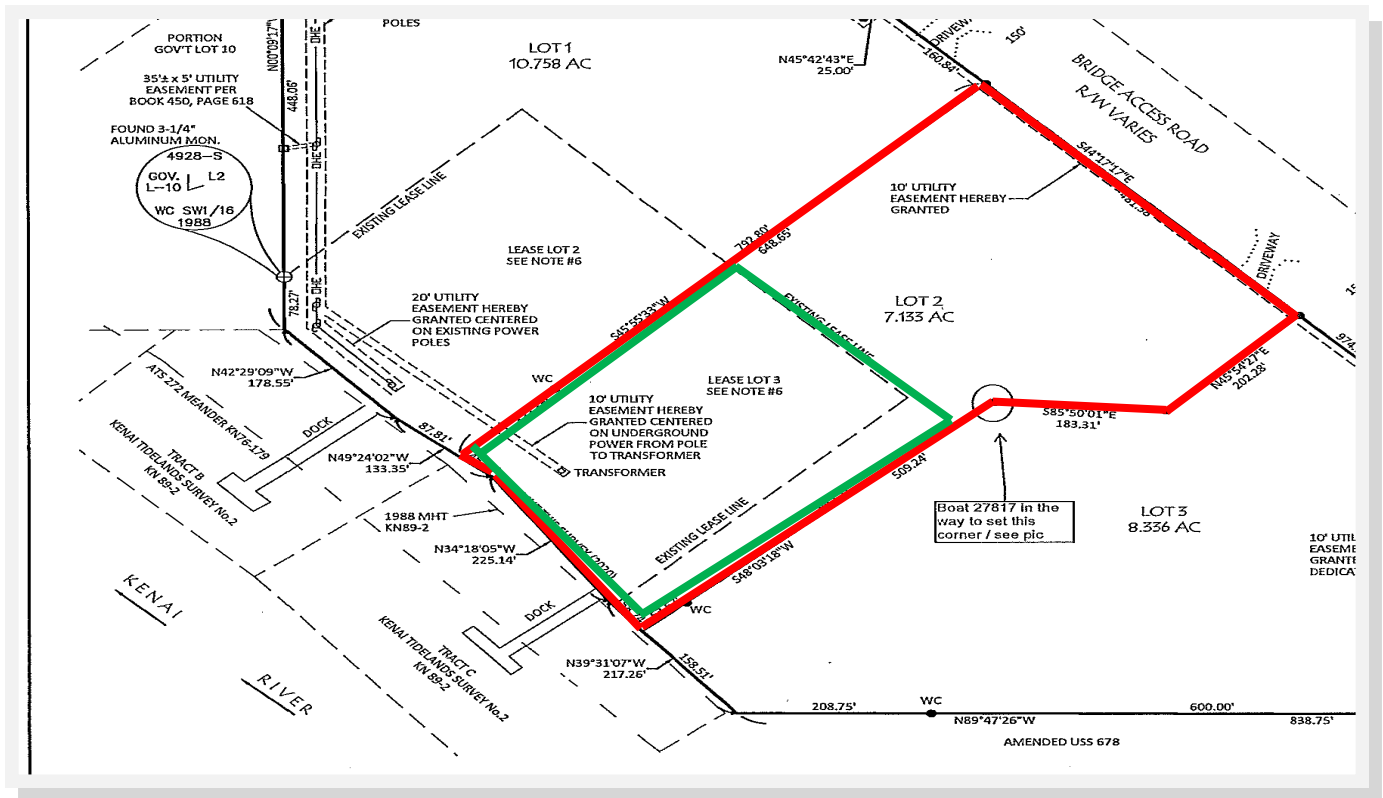


BRIDGE ACCESS RD., KENAI LOT 2



FOR SALE

Property Features

Lot 2: 7.133+/- Acres **Offered at:** \$775,000

Additional Features/Information

Lot 2 has current water front land lease income from long term tenant
- Shown green above

\$35,000/yr plus prorated share of property tax (3.260 acres approx.)

3.755 acres with Bridge Access Road access available for Buyer's 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

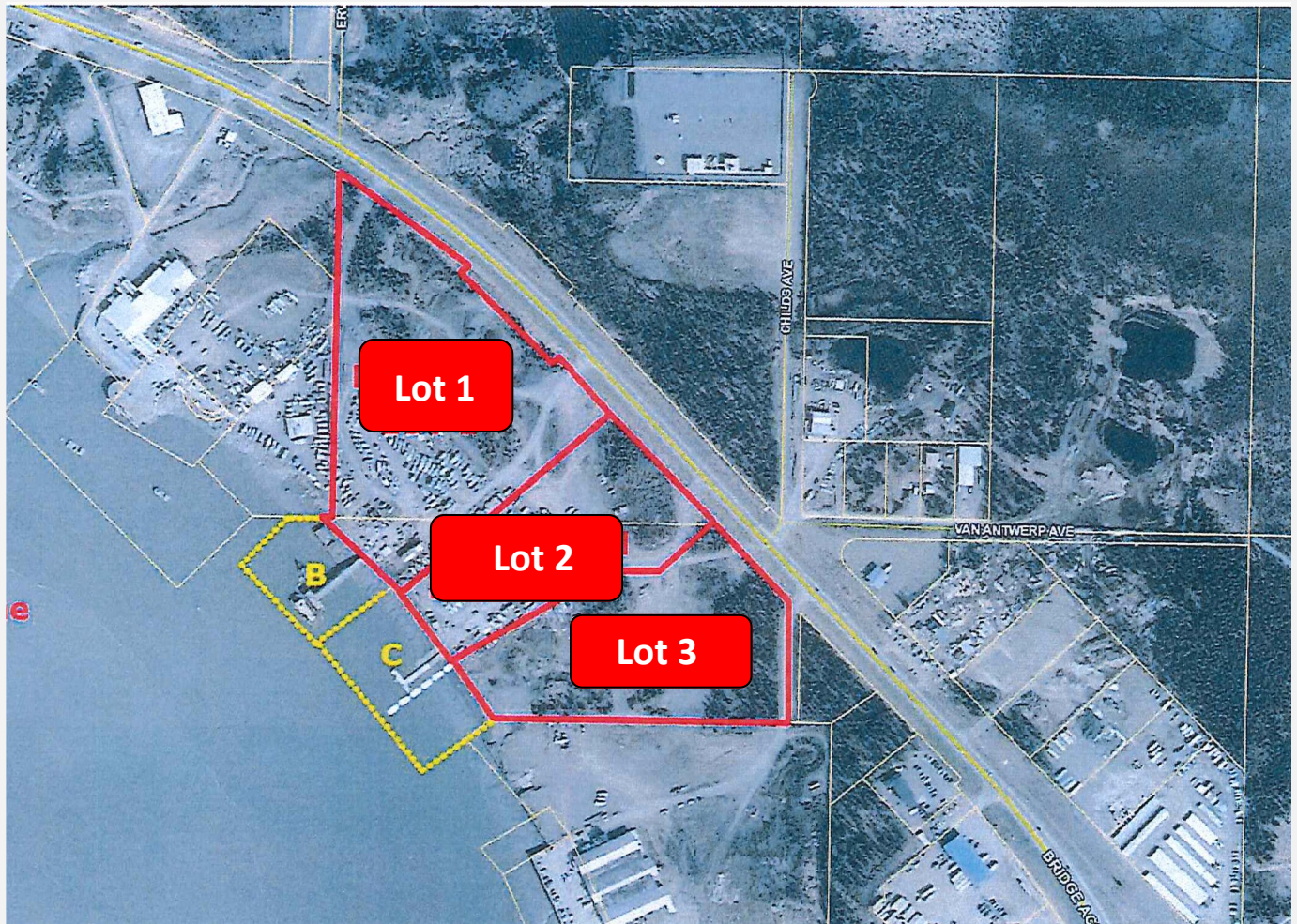
COMMERCIAL REAL ESTATE ALASKA

341 W. TUDOR, SUITE 103, ANCHORAGE, AK 99503 |

(907) 261-7302



BRIDGE ACCESS RD., KENAI
LOT 2



CURT NADING, PRESIDENT
CURT@CREALASKA.COM

SEASON BAKER
SEASON@CREALASKA.COM

COMMERCIAL REAL ESTATE ALASKA
(907) 261-7302




LOT 2: 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 |
|---|---------------|----------------------|
| 04901134 | Real Property | 11/6/2020 1:29:34 AM |
| <div><div></div><div>Location: 0</div></div> | | |
| TAG 30 - KENAI CITY | | |
| Change of Address  | | |
| Legal Description | | |
| T 05N R 11W SEC 4 Seward Meridian KN 2020044 KRISTINE SUB NO 1 LOT 2 | | |

KPB Tax Bills

CURT NADING, PRESIDENT
CURT@CREALASKA.COM

SEASON BAKER
SEASON@CREALASKA.COM

COMMERCIAL REAL ESTATE ALASKA
(907) 261-7302



LOT 2: BRIDGE ACCESS RD., KENAI

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)

LOT 2: BRIDGE ACCESS RD., KENAI

DISCLAIMER

DISCLAIMER

Legal:

**T 05N 11W SEC 4 Seward Meridian KN 2020044 KRISTINE SUB 1 Lot 2, 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.