



ASSOCIATE BROKER  
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# Commercial Real Estate 2010 Update

**WANT PROPERTY  
INFORMATION?**

*Visit our website!*

**www.stusell.com**

**July 2010** — Alaska's economy is enjoying a restart of growth as we enter a beautiful summer. The year so far has been a little slow but is now picking up, especially for commercial activity. For example, one tract of I-1 zoned vacant land just off Old Seward Highway closed at \$3.2 million last month for Alaska's Industrial Hardware's new 100,000 square foot home. Several small to medium size commercial buildings have sold as well. New development sites in Anchorage have been purchased in the range of \$13 to \$17 per square foot, lease rates remain stable, and vacancies low.

For those of you that haven't heard, Stewart Smith's office has been working on a new and improved website for optimal viewing and practicality that is more user friendly for everyone.

View current listings, full color pictures, and detailed property information. We also have an added login feature that allows anyone to create a username and password. So instead of entering your information multiple times to download information, you enter it one time and have access to every property we have listed and their packages. There are many commercial resources for you like a loan calculator, information specific to your industry, the latest Alaska economic news, and video blogs about what's happening in your local business community.

We understand the needs of a commercial user on personal level and would like to make your experience in the commercial realm as informed, easy, and enjoyable as possible with our website.



So think of what that could mean to you as a Seller, Investor, or Business Owner. Do you refuse to participate in a recession? Here at Keller Williams Commercial Realty we employ the same philosophy. For both Buyers and Sellers, Landlords and Tenants, I will work hard for you in any transaction, buying, selling, or leasing. In the end, our company's success is only a measure of our clients' success. Thank you for support and business with us.



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## For Sale



### Alexander Creek Lodge

[www.stusell.com/lodge-at-alexander-creek/](http://www.stusell.com/lodge-at-alexander-creek/)

Lot Size: 5.04 Acres

Located approximately 500 yards from the Susitna River, the lodge at Alexander Creek is just five miles from the ocean. 10 buildings, over \$1M in total construction cost. \$365,000



### 3901 Taft Drive

[www.stusell.com/3901-taft-drive/](http://www.stusell.com/3901-taft-drive/)

Lot Size: 14,852 SF

Building Size: 12,237 SF  
Must sell Commercial Opportunity! Prime Location Right off Spenard/Midtown Near the Airport. Large warehouse/shop as well as retail office! \$900,000



### 10440 West Frontage Road, Eagle River Church

[www.stusell.com/10440-west-frontage-road/](http://www.stusell.com/10440-west-frontage-road/)

Lot Size: 68,389 SF

Building Size: 4,842

Very nice church building, on private well and septic!!! \$675,000

## Businesses For Sale



### 814 West Northern Lights

[www.stusell.com/814-west-northern-lights-blvd/](http://www.stusell.com/814-west-northern-lights-blvd/)

Lot Size: 1.42 Acres

Building Size: 57,792 SF

Centrally Located, Zoned B3. High

Visibility Area, 15 Overhead Doors

Completely Renovated in 2009-10 to

house a Mini Storage Facility

Projected NOI \$400,258

Possible Owner Finance with 25% down!!!!



### Kenai Lake Lodge

[www.stusell.com/kenai-lake-lodge/](http://www.stusell.com/kenai-lake-lodge/)

Lot Size: 57,938 SF

Building Size: 5,028 SF

Kenai Lake Lodge is centrally located in the heart of the Kenai Peninsula. This is a rare commercial business opportunity complete with lodge, cabins, restaurant with updated kitchen, dining facility with liquor license, satellite TV/DSL, and much more. \$650,000



### L1A B2B Longhorn Street

[www.stusell.com/l1a-b2b-longhorn-st/](http://www.stusell.com/l1a-b2b-longhorn-st/)

Lot Size: 1.04 Acres

Spectacular hillside lot. Unmatched in Anchorage! One of a kind residential building lot on the southside just in time for construction season. One of the nicest views in town. Curtainwall drain system and 4BR septic already installed and ready for you. \$185,000



### 5768 East Gershmel Loop

[www.stusell.com/5768-e-gershmel-loop/](http://www.stusell.com/5768-e-gershmel-loop/)

Lot Size: 7.6 Acres

This parcel has the potential for 7 lots. Located only 4 minutes from the new Mat-Su Regional Hospital makes this location ideal for development. 7.6 acres with easy access from the Parks Hwy. \$699,000



### 4643 South Glenn Highway

[www.stusell.com/4643-s-glenn-highway-4653/](http://www.stusell.com/4643-s-glenn-highway-4653/)

Lot Size: 2,127,035 SF

Building Size: 2600 SF

Unlimited possibilities with this unzoned Comm/Resid property. Currently known as Homestead RV Park, voted 'Best RV Park in AK' and just off the Glenn Hwy outside of downtown Palmer, this location offer 48+ Acres & approx 2,600 SF building to include pavillion, office, restroom & laundry facilities. 2 wells, septic, beautiful mountain views & privacy make this land perfect for any use. \$1,750,000



### 380 East 54th Avenue

[www.stusell.com/380-e-54th-avenue/](http://www.stusell.com/380-e-54th-avenue/)

Lot Size: 67,381 SF

Building Size: 14,795 SF

Unique opportunity for Buyer looking for an on-site working facility. Large commercial warehouse building with overhead doors, office space, kitchen, and weight room. Plenty of opportunity to customize this Warehouse/Shop to fit your needs. Fenced yard and plenty of parking. 3 phase power. Ideal for growing company that needs large lot to accommodate a growing business. \$1,950,000



### 7011 Old Seward Highway

[www.stusell.com/7011-old-seward-highway-2/](http://www.stusell.com/7011-old-seward-highway-2/)

Lot Size: 38,597 SF

Building Size: 19,750 SF

Excellent opportunity for a commercial investor. Lot 15A where building sits is zoned I1 with Lot 9 & 10 zoned B3, making it perfect for a variety of uses. Premier visibility from the Old Seward Highway with unrestricted access from east 70th Avenue traveling in both East & West directions. Large windows, ample parking with approximately 46 spaces and new roof in 2000. Rent rolls available for this property by downloading a package. \$2,500,00



### Merrill Field Hangers

[www.stusell.com/merrill-field-hangers/](http://www.stusell.com/merrill-field-hangers/)

Fantastic Merrill Field hangers to get your airplane out of the cold! Airport security cameras, 24 hour tower and scan card security gate keeps your aircraft safe. The main door is 12' high and 42' wide. \$125,000



### 8301 Briarwood Street # 101

[www.stusell.com/8301-briarwood-st-101/](http://www.stusell.com/8301-briarwood-st-101/)

Upscale S. Anchorage Salon. Custom built space with beautiful interior design and high-end fixtures. Established book of business with upbeat professional team to match. Full service from hair design to skincare, waxing, and massage. Six stations with esthetician and massage rooms. Space also features a break room, reception desk, and shower for potential tanning room. Prequal required. \$320,000

## For Lease



### 6704 Brayton Drive

[www.stusell.com/6407-brayton-drive-2/](http://www.stusell.com/6407-brayton-drive-2/)

Lot Size: 22,035 SF

Building Size: 14,500 SF

The Subject property is located in the general business district of South Anchorage, within close proximity to various businesses. This site is perfect for multi-use including warehouse/shop/office/retail or light industrial. Access is from E. 64th Avenue and Brayton Drive, both are paved. \$1.10 SF



### 3838 West 50th Avenue

[www.stusell.com/3838-w-50th-avenue-2/](http://www.stusell.com/3838-w-50th-avenue-2/)

Lot Size: 1 Acre

Building Size: 5,500 SF

Office/Warehouse available for lease. Building is one story and in great condition. Excellent parking. Previously used as Dollar Rent-A-Car. All utilities included. Two overhead doors for drive in delivery and high security facility. Must be airport related. \$1.89 SF



### 2225 East 5th Avenue

[www.stusell.com/2225-e-5th-ave-2/](http://www.stusell.com/2225-e-5th-ave-2/)

This one of a kind facility with existing retail, showroom, office and warehouse space totaling 18,730 SF was constructed in 1995. The structure consists of approx. 12,141 SF of retail/office/showroom while the additional 6,589 SF is warehouse/shop area and has eleven overhead doors (ten 12'X14' and one 7'X8'). Best visibility for anyone coming to or leaving Anchorage with 307' 5th Ave. frontage. \$25,000 NNN



### 12020 Old Seward Highway

[www.stusell.com/12020-old-seward-hwy/](http://www.stusell.com/12020-old-seward-hwy/)

Lot Size: 20,000 SF

Building Size: 10,000 SF

This location is across the street from Huffman Business Park. Parcel offers exposure to Old Seward Highway traffic as well as view of the Chugach Mountains. Living quarters and 20K SF of B3 lot creates ample parking.



### 6258 Mackay Street

[www.stusell.com/6258-mackay-street/](http://www.stusell.com/6258-mackay-street/)

Lot Size: 33,652 SF

Building Size: 15,000 SF

New warehouse available for lease Fall of 2010. Unlimited possibilities for this clear span structure! This building and lot are surrounded by a fence yard. Central midtown location for fast delivery to south Anchorage or city center



### 17825 Old Glenn Highway

[www.stusell.com/17825-old-glenn-highway-2/](http://www.stusell.com/17825-old-glenn-highway-2/)

Great Chugiak property with opportunity for 10 acre development. Tract G is a gravel pit and is zoned I2SL complete with three phase power and natural gas on-site. One of a kind property located just north of Klondike Concrete. May be divided in half. Also for lease at \$21,000.



### 219 East 51st Avenue

[www.stusell.com/219-e-51st-avenue/](http://www.stusell.com/219-e-51st-avenue/)

Lot Size: 9,800 SF

Building Size: 7,957 SF

Combination of office warehouse building in an excellent midtown location, just one block north of International Airport Road and 4 miles from the Central Business District. Very good visibility in a high traffic area \$800,000

## PRIVATE LISTING

### Package Deal 5 Buildings

**\$24,150,000**

Click here if you would like to download this information and be prepared to register and sign an electronic confidentiality agreement.

<http://www.stusell.com/login/?conf=x>