

100 Calais Dr., Anchorage Ak 99503

\$6,200,000

Commercial Building For Sale

- ***Zoned B-3 Business***
- ***1.78 acres***
- ***30,500 sf***
- ***Single Class A Office Building***
- ***Heart of Mid-Town Location***

Investment Announcement: 100 Calais Dr. Anchorage AK, 99503

Zelener Group Proudly Presents the Commerce Building for Sale

The Zelener Group is pleased to present an outstanding investment opportunity in Anchorage, Alaska. The **Commerce Building LLC**, located at **100 Calais Dr.** This high-quality Class A asset is situated in the heart of Anchorage, and offers a new construction feel at a fraction of what new construction would cost today.

A Premier Investment Opportunity in Anchorage's Mid-Town

Located in the vibrant mid-town corridor of Anchorage, this 1.78-acre property operates under a Calis Land Lease with 48 years remaining. The well-maintained, low-rise office building, constructed in 2005 as a single-tenant facility, offers approximately 30,500 square feet of space. Strategically positioned with convenient access from C Street and 36th Avenue, this asset combines prime location with long-term value.

Building Highlights

- Assumable loan (\$3,250,000 with a blended rate of 3.95% fixed for 18 years)
- Newer Construction (Built 2005)
- 100 Parking spots
- Fully Land Scaped Lot with In-ground irrigation
- Heated walkway at front of Building

The Zelener Group invites interested buyers to explore this exceptional opportunity. For full financials, offering details, or to schedule a property tour, contact us today.











Land Size: 1.78 acres

Building Size: 30,500 SF

Year Built: 2005

Heating Type: Roof Top Units

Zoning: B-3 Commercial

Foundation: Poured Concrete

Floors: Three-Story

Structure: Steel and Concrete

Roof: EPDM

Sprinklers: Yes

DOWL FILE NO.

PLOTTED: DEC 16 2004 08:00:45 (RJK)

DRAWING NAME: N/A

SCRIPT FILE FOR THIS SHEET: N/A

PROJECT: P:\PROJECTS\058555\058555.DWG

PROJECT: P:\PROJECTS\058555\058555.DWG

CALAIS SUBDIVISION

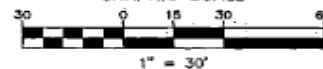
W. 32ND AVE.

TRACT D-11C
CALAIS SUBDIVISION

CALAIS DRIVE



GRAPHIC SCALE

**HORIZONTAL CONTROL**

Coordinates are based on an assumed datum in U.S. Feet. Bearings are based on the Plat of TRACTS D-12B-1, D-12B-2 & D-12B-3, CALAIS SUBDIVISION, filed as Plat No. 2004-85 in the Anchorage Recording District, Third Judicial District, State of Alaska.

VERTICAL CONTROL

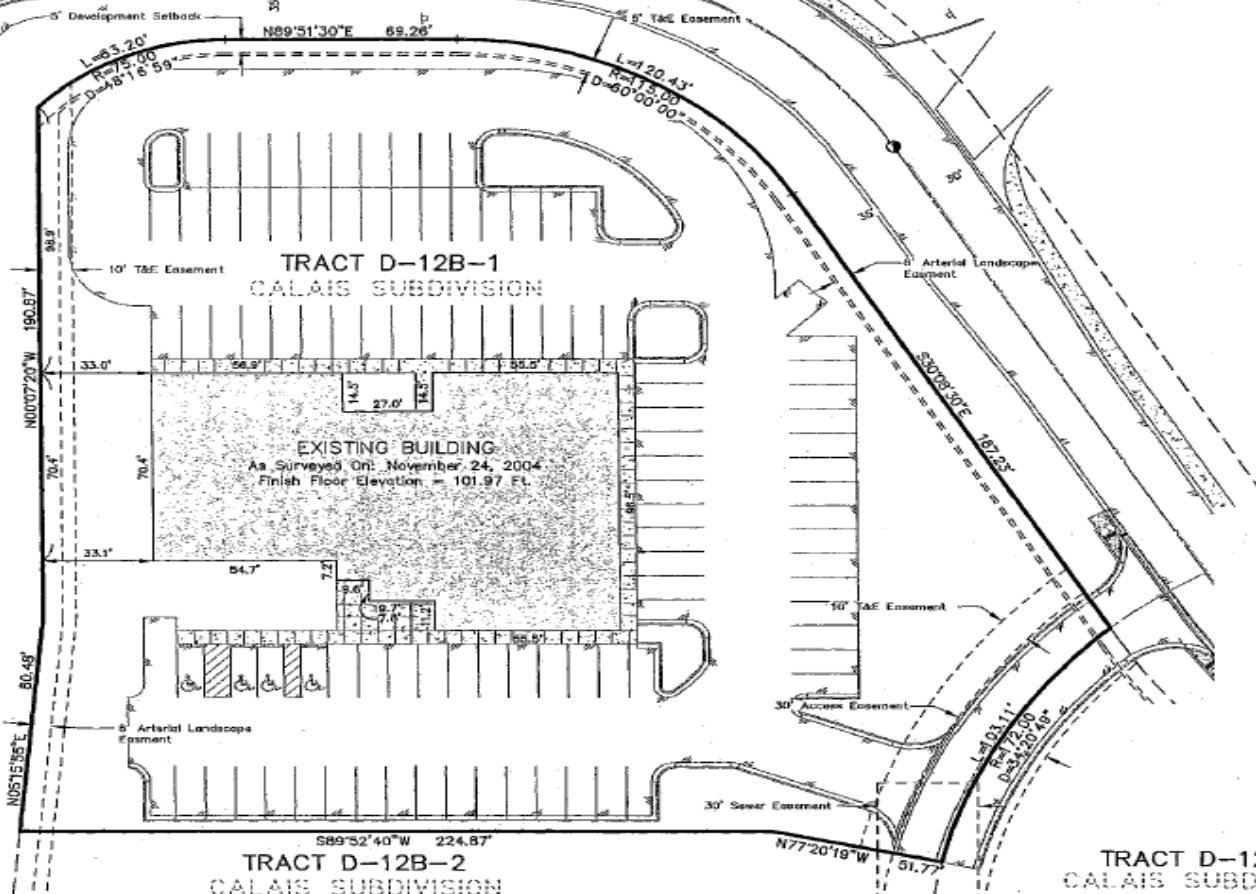
Elevations are based on the Municipality of Anchorage Vertical Control Network in U.S. Feet. The Basis of Elevations is benchmark "GAAB 102" having a value of 100.64 feet. The Datum is NGS 1972 ADJUST.

TRACT A1
CALAIS
SUBDIVISION

'A' STREET

- BASIS OF BEARING -
N00°07'20"W 769.83'

VARIES

TRACT D-12B-2
CALAIS SUBDIVISIONTRACT D-12B-3
CALAIS SUBDIVISION☐ BOUNDARY SURVEY☐ PLOT PLAN☒ RECORD DRAWING

DATE 12/16/04 BY RJK SCALE 1"=30'

FIELD BK. 1838 DATED NOVEMBER, 2004

RECORD DRAWINGS 93-130

GRID 1831 W.O. No. D58556 FILE No. 118-22A

REVISIONS

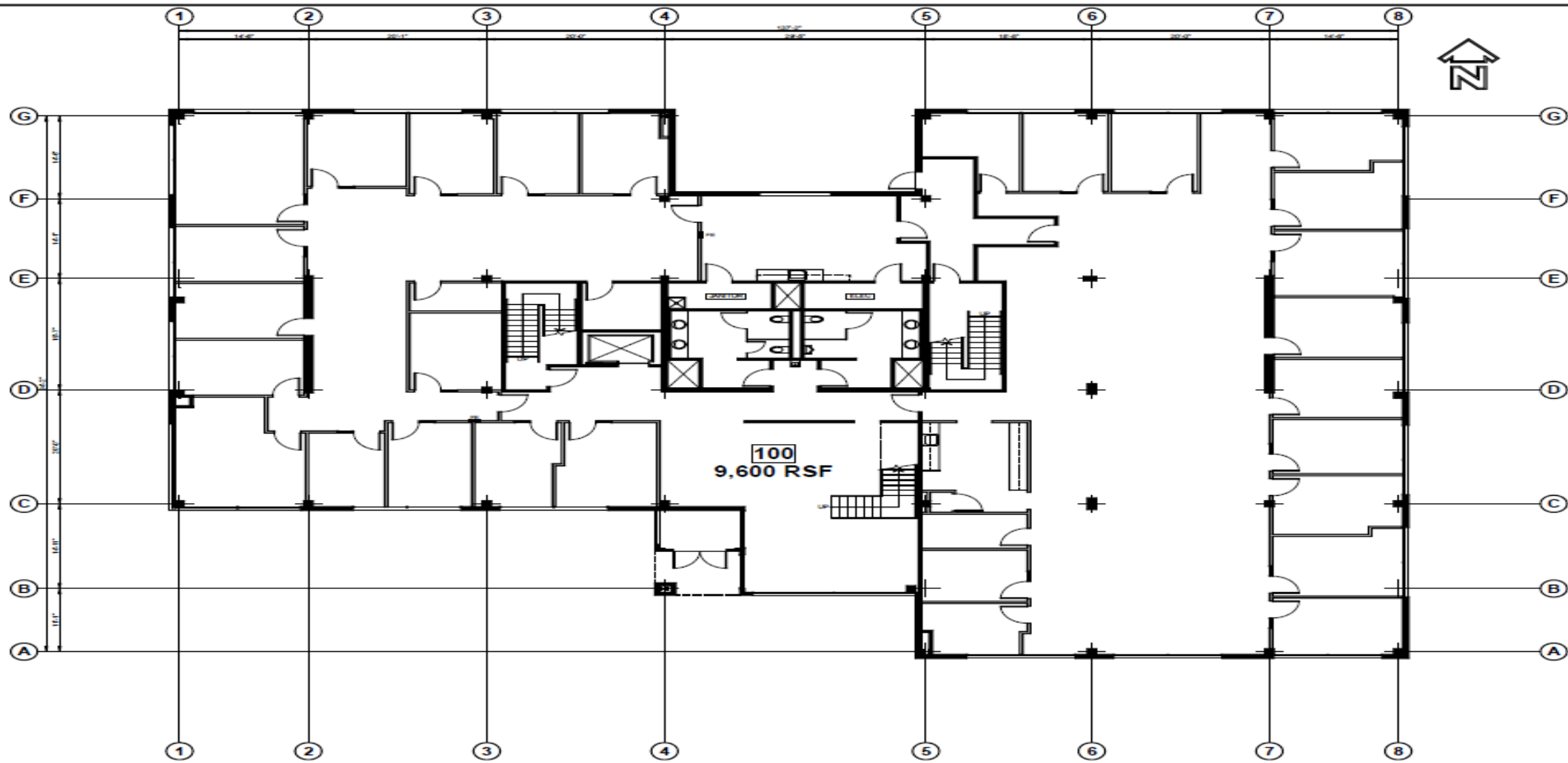
DATE BY

(907) 582-2000
4040 "B" STREET
ANCHORAGE, ALASKA 99503

RECORD PLOT PLAN

RESIDENTIAL MORTGAGE

TRACT D-12B-1
CALAIS SUBDIVISIONWITHIN THE NE 1/4, SECTION 30, T13N, R3W
SEWARD MERIDIAN, ALASKA



FLOOR 1 PLAN

SCALE:
1/8"=1'-0"

**BETTISWORTH
NORTH**

CORPORATE NO. AEC2019 BETTISWORTHNORTH.COM

FLOOR 1 PLAN
 "AS-BUILT" FLOOR PLAN FOR:
100 CALAIS DRIVE
 ANCHORAGE, ALASKA
 PREPARED FOR: ZELENER GROUP

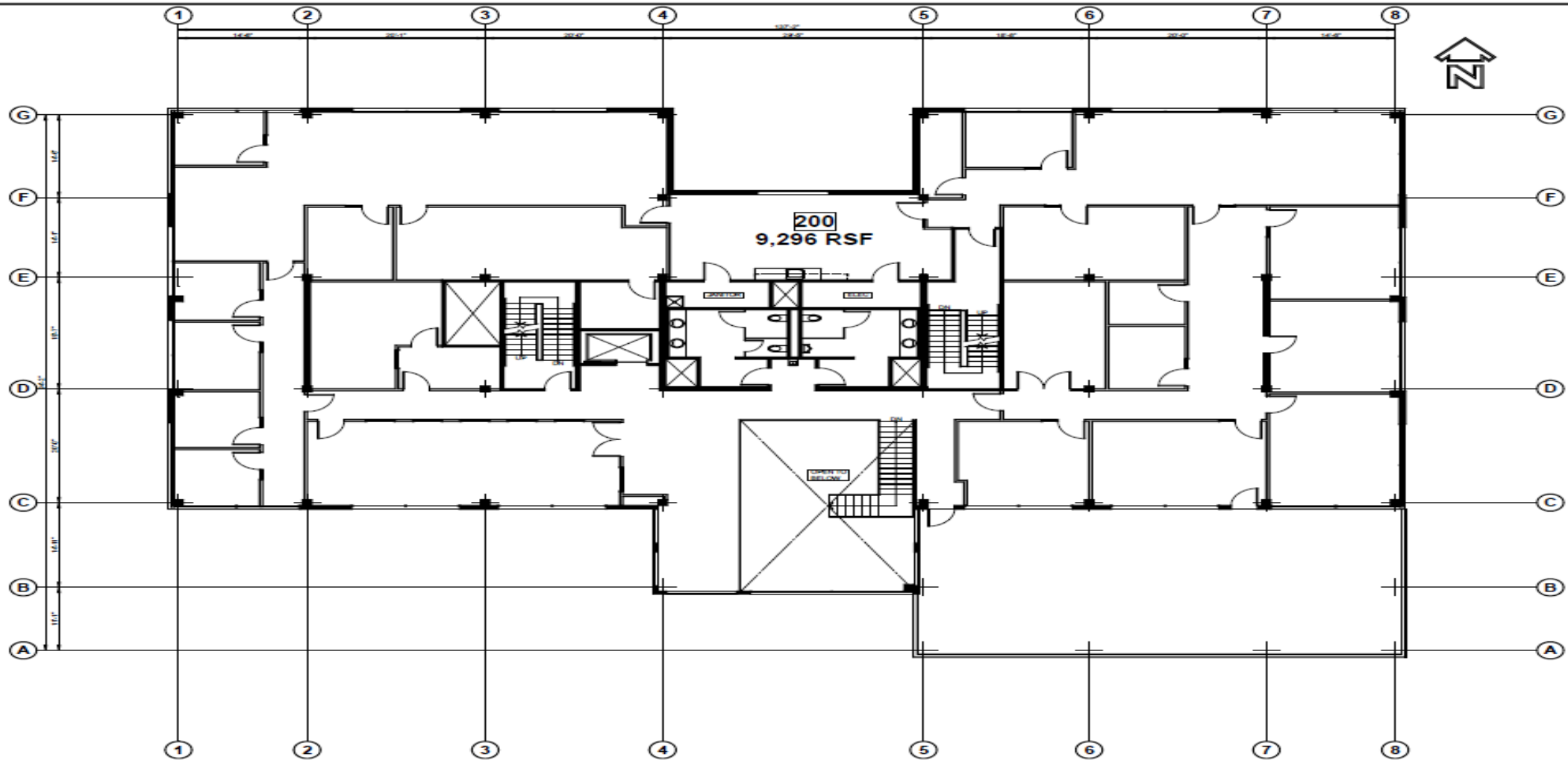
CONSULTANT:

PROJECT NO: 90-127
 DATE: 10/10/2025
 DRAWN BY: DOM
 CHECKED BY: -
 REVISIONS: -

NO.	DESCRIPTION	DATE

**AB
1**

BETTISWORTH NORTH ARCHITECTS & PLANNERS ©



FLOOR 2 PLAN

SCALE:
1/8" = 1'-0"

BETTISWORTH NORTH

CORPORATE NO. 000019 BETTISWORTHNORTH.COM

FLOOR 2 PLAN

'AS-BUILT' FLOOR PLAN FOR:

100 CALAIS DRIVE

ANCHORAGE, ALASKA

PREPARED FOR: ZELENER GROUP

PROJECT NO: 90-127

DATE: 10/10/2025

DRAWN BY: DOM

CHECKED BY: -

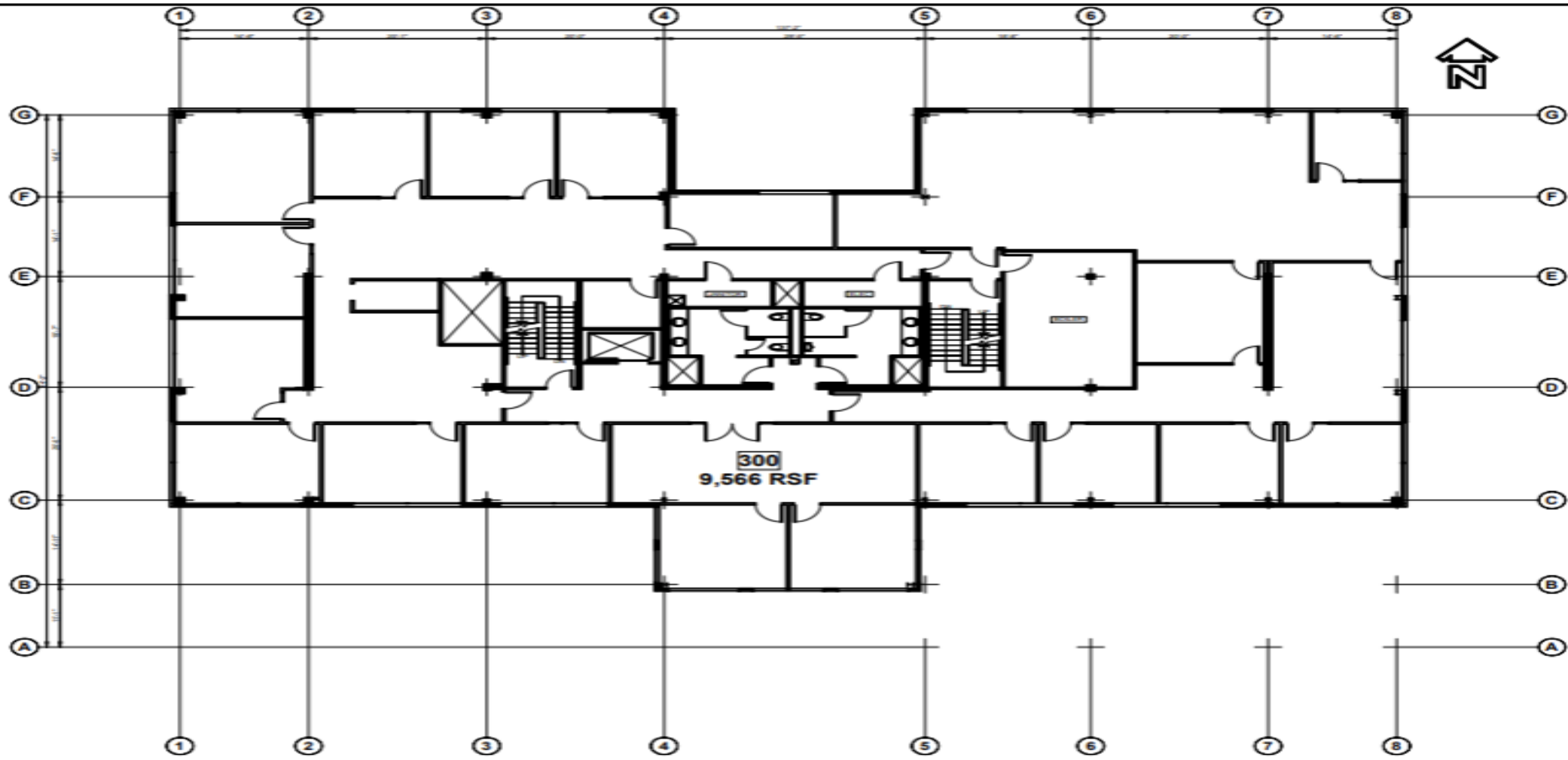
REVISIONS: -

NO.	DESCRIPTION	DATE

AB

2

BETTISWORTH NORTH ARCHITECTS & PLANNERS ©



FLOOR 3 PLAN

SCALE
1"=6'
1/8"=1'-0"

FLOOR 3 PLAN
"AS-BUILT" FLOOR PLAN FOR:
100 CALAIS DRIVE
ANCHORAGE, ALASKA
PREPARED FOR: ZELENER GROUP

CONSULTANT:

PROJECT NO: 90-127
DATE: 10/10/2025
DRAWN BY: DOM
CHECKED BY: -
REVISIONS: -

AB
3

**BETTISWORTH
NORTH**

COMPANY NO. 000219 BETTISWORTH.COM