



**ELEVATE**  
**COMMERCIAL**

*Industrial Property In Wasilla For Sale*

# 740 South Sylvan Road

Wasilla, AK 99623

**Jenny Willardson, CCIM**

Principal Broker, Commercial Sales & Leasing

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**ELEVATE**  
**COMMERCIAL**

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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Elevate Commercial in compliance with all applicable fair housing and equal opportunity laws.

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# PROPERTY INFORMATION

## *Section 1*

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# Property Summary

## PROPERTY HIGHLIGHTS

- 1.32-acre fenced and gated lot: Secure storage for equipment, fleet, and materials
- Fully usable, level yard: Immediate functionality with room to expand operations
- 1,200 SF building (built 2018): Modern, efficient space for office or support use
- 3-phase power: Supports higher-demand tools and equipment
- Blacktop parking area: Clean, organized access for staff and visitors
- Access via Parks Highway & Sylvan Rd: Efficient regional connectivity for daily operations





## PROPERTY DESCRIPTION

This 1.32-acre property is fully fenced and gated, providing secure and functional yard space for equipment, vehicles, and materials. The site is level and cleared, making it immediately usable for contractor operations or fleet staging.

The 1,200 SF building, built in 2018, features a large open area suitable for office, showroom, or operational support, along with a restroom and dedicated storage room. A large blacktop parking area in front of the building allows for clean and organized access, while the remaining yard supports flexible outdoor use.

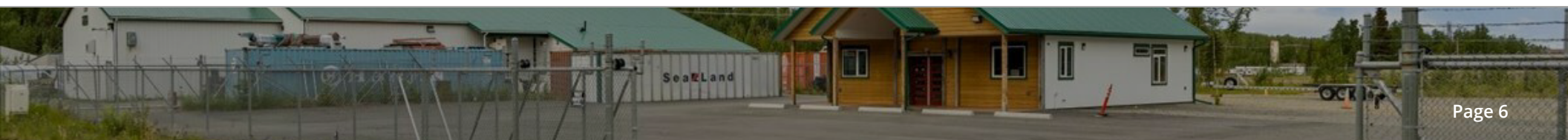
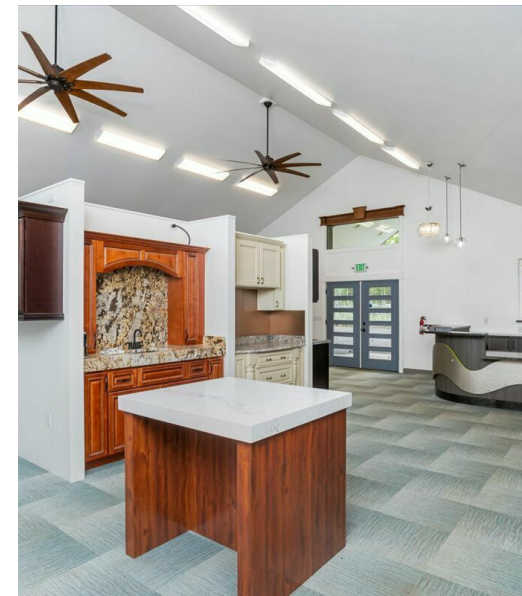
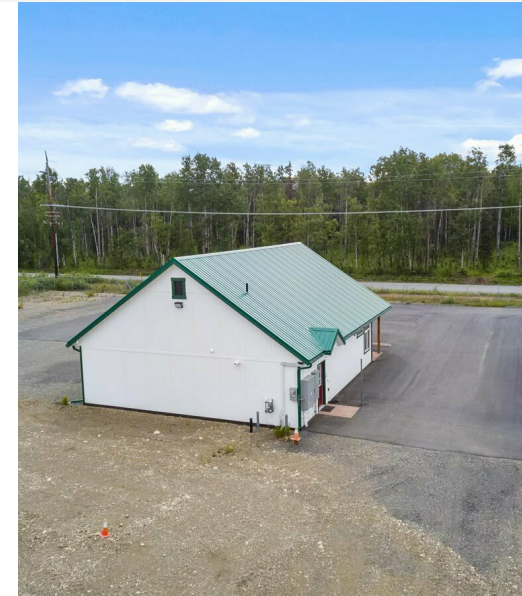
Equipped with 3-phase power and serviced by well and septic, the property is well-suited for a range of contractor and light industrial applications.

## LOCATION DESCRIPTION

Situated in the Meadow Lakes area of Wasilla, just off the Parks Highway at Sylvan Rd, this property offers excellent access for contractors serving the greater Mat-Su Valley. The surrounding industrial environment supports yard-intensive uses without the constraints of retail zones, while proximity to Parks Hwy enables efficient movement of crews, materials, and equipment throughout the region.



# Additional Photos



# LOCATION INFORMATION

## *Section 2*

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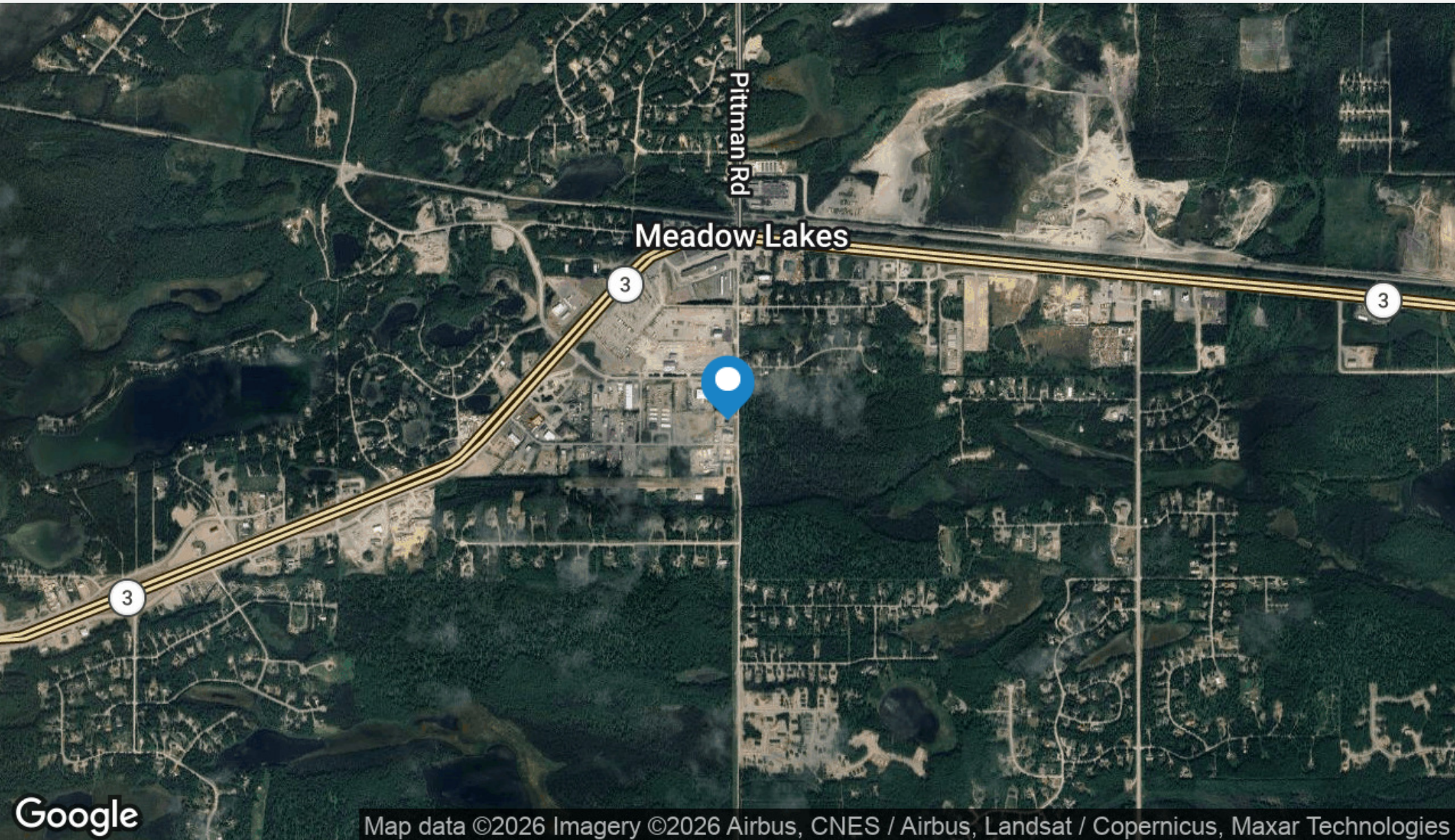
(907)-360-1936

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# Regional Map

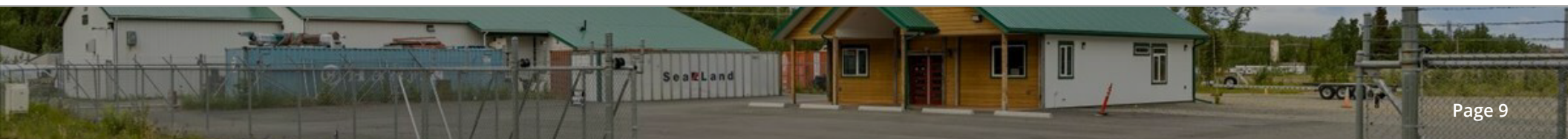


# Location Map



Google

Map data ©2026 Imagery ©2026 Airbus, CNES / Airbus, Landsat / Copernicus, Maxar Technologies



# DEMOGRAPHICS

## *Section 3*

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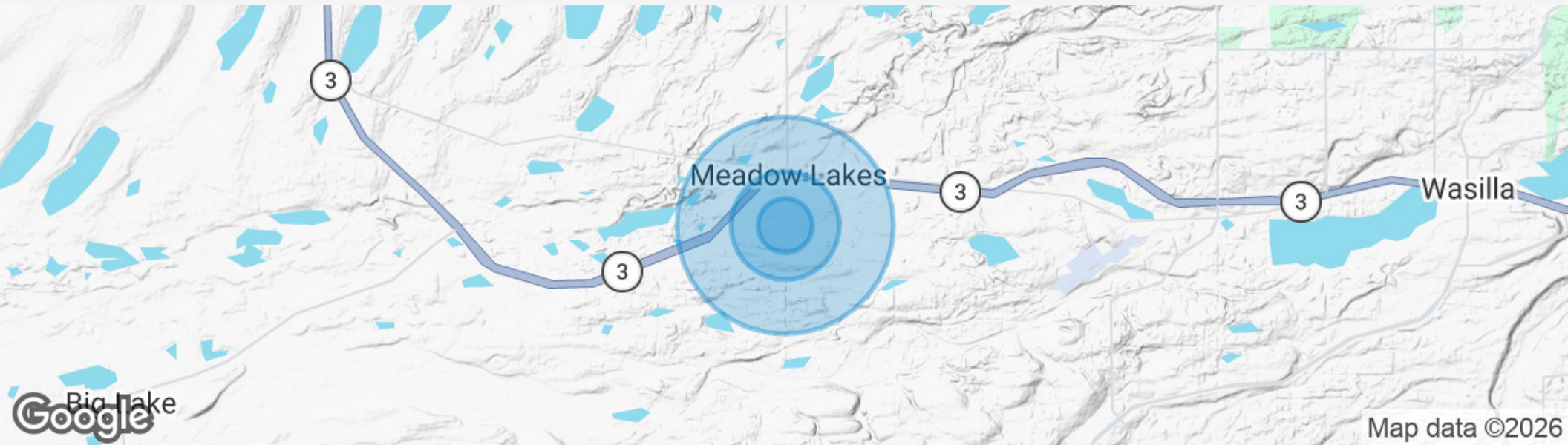
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# Demographics Map & Report



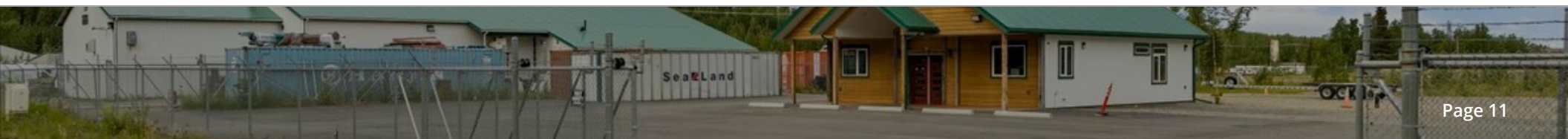
## POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	43	179	729
Average Age	34.5	33.9	34.7
Average Age (Male)	34.5	33.9	34.8
Average Age (Female)	33.7	33.0	33.3

## HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	15	64	261
# of Persons per HH	2.9	2.8	2.8
Average HH Income	\$101,179	\$96,743	\$94,854
Average House Value	\$348,523	\$335,875	\$317,645

2023 American Community Survey (ACS)





THE STATE  
of

# ALASKA

Department of Commerce, Community, and Economic Development  
Division of Corporations, Business and Professional Licensing

## Real Estate Commission

550 West 7<sup>th</sup> Avenue, Suite 1500, Anchorage, AK 99501

Phone: (907) 269-8160

Email: [RealEstateCommission@Alaska.Gov](mailto:RealEstateCommission@Alaska.Gov)

Website: [ProfessionalLicense.Alaska.Gov/RealEstateCommission](http://ProfessionalLicense.Alaska.Gov/RealEstateCommission)

## Alaska Real Estate Commission Consumer Disclosure

**This is not a contract.** This disclosure, as required by law, outlines the obligations of the Licensee to the Consumer and does not obligate the Consumer to the Licensee. This disclosure outlines the duties of the types of Licensee relationships identified by Alaska State law. (AS 08.88.600 - 08.88.695). The Consumer understands that they will be working with the Licensee under the relationship initialed below:

Specific Assistance	Representation
<p>The Consumer is receiving Specific Assistance without Representation. The Licensee does not represent the Consumer. Rather, the Licensee is simply responding to requests for information, and the Licensee may "Represent" another party in the transaction while providing you with Specific Assistance. Unless you and the Licensee agree otherwise, information you provide the Licensee is not confidential. Duties owed to the Consumer by the Licensee include:</p> <ul style="list-style-type: none"> <li>a. Exercise of reasonable skill and care;</li> <li>b. Honest and good faith dealing;</li> <li>c. Timely presentation of all written communications;</li> <li>d. Disclosing all material information known by the Licensee regarding the physical condition of a property; and</li> <li>e. Timely accounting of all money and property received by the Licensee.</li> </ul> <p>Consumer Initials: _____ / _____ Date: _____</p>	<p>The Licensee represents only the Consumer(s) listed in this disclosure unless otherwise agreed to in writing by all Consumers in a transaction. Duties owed to the Consumer by the Licensee include:</p> <ul style="list-style-type: none"> <li>a. All duties owed by the Licensee providing Specific Assistance;</li> <li>b. Not intentionally taking actions which are adverse or detrimental to the Consumer;</li> <li>c. Timely disclosure of conflicts of interest to the Consumer;</li> <li>d. Advising the Consumer to seek independent expert advice if a matter is outside the expertise of the Licensee;</li> <li>e. Not disclosing confidential information during or after representation without written consent of the Consumer unless required by law; and</li> <li>f. Making a good faith and continuous effort.</li> </ul> <p>Consumer Initials: _____ / _____ Date: _____</p>

### Neutral Licensee

Alaska Law allows for a Licensee to assist the Seller/Lessor AND the Buyer/Lessee in a real estate transaction. It is understood that a Neutral License is NOT Representing either party and duties are limited. Duties owed to the Consumer by a Neutral Licensee include:

- a. All duties owed by the Licensee providing Specific Assistance;
- b. Duties a, b, c, d, and e, owed by the Licensee providing Representation; and
- c. Not disclosing the terms or the amount of money the Consumer is willing to pay or accept for a property if different than what the Consumer has offered or accepted for a property.

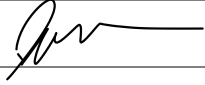
Consumer Initials: \_\_\_\_\_ / \_\_\_\_\_ Date: \_\_\_\_\_ (Must attach Waiver of Right to be Represented)

### Duties Not Owed by Licensee

AS 08.88.630 - **Duties not owed by licensee.** Unless agreed otherwise, a real estate licensee does not owe a duty to a person with whom the licensee has established a licensee relationship to

- (1) conduct an independent inspection of the real estate that is the subject of the licensee relationship;
- (2) conduct an independent investigation of a person's financial condition; or
- (3) independently verify the accuracy or completeness of a statement made by a party to a real estate transaction or by a person reasonably believed by the licensee to be reliable.

**Acknowledgement:** The below Consumer has read the information provided in the Alaska Real Estate Disclosure and understands the different types of relationships available by an Alaska Real Estate Licensee. For full description of Licensee Relationships refer to AS 08.88.600 - 08.88.695.

Brokerage Name:	Elevate Commercial				
Licensee Name:	Jennifer Willardson	Signature:		Date:	
Consumer Name:		Signature:		Date:	
Consumer Name:		Signature:		Date:	

An addendum  IS  IS NOT attached. If more than one Licensee is involved, a Consumer Disclosure Addendum shall be attached naming all Licensees and specifying the relationship.

– THIS CONSUMER DISCLOSURE IS NOT A CONTRACT –



**Real Estate Commission**

550 West 7<sup>th</sup> Avenue, Suite 1500, Anchorage, AK 99501

Phone: (907) 269-8160

Email: [RealEstateCommission@Alaska.Gov](mailto:RealEstateCommission@Alaska.Gov)

Website: [ProfessionalLicense.Alaska.Gov/RealEstateCommission](http://ProfessionalLicense.Alaska.Gov/RealEstateCommission)

## Alaska Real Estate Commission Consumer Disclosure Addendum

This form shall be attached to the Alaska Real Estate Commission Consumer Disclosure if there is more than one Licensee in a relationship with the Consumer, in a single transaction.

**Relationship(s) MUST be indicated for each Licensee listed below.**

Specific Assistance without Representation = S

Representation = R

Neutral Licensee Relationship = N\*

\*If Neutral, the Waiver of Right to be Represented form (#08-4212) must be attached for each Licensee.

Additional Licensees			Relationship		
Name	Signature	Date	S	R	N*
Andy Palomares					

**TEAMS:** If the aforementioned licensee(s) are a part of a team, the team name shall be listed below. The Consumer understands that the team below is NOT acting as a brokerage. "Team" means two or more Licensees within the same brokerage who work together as one unit under a collective name and provide services or perform activities that require a professional license in real estate.

**Brokerage Name:**

**Team Name:**

**Acknowledgement:** The below Consumer has read the information provided in the Alaska Real Estate Disclosure and understands the different types of relationships available by an Alaskan Real Estate Licensee. The Consumer further understands that the duties owed by a Licensee are limited by the relationship indicated.

<b>Consumer Name:</b>		<b>Signature:</b>		<b>Date:</b>	
<b>Consumer Name:</b>		<b>Signature:</b>		<b>Date:</b>	

– THIS CONSUMER DISCLOSURE IS NOT A CONTRACT –