

**FOR SALE: \$3,950,000.00**

**B3 Zoned Land Right Off The Glenn Highway**



**7 Acres of B3 Zoned Land  
Cleared and Ready To Develop**



**550 Bragaw Street  
Anchorage, AK**

# PROPERTY INFO

- **Property Highlights:**

Ready to develop with all utilities on site.

Original building completely demolished. Ready to build.

Perfect for a new construction Owner/User or for Multi-family development.

Owner will consider all offers.

- **Zoning:**

B3

- **Property Description:**

Located right off the Glenn Highway, next to Home Depot and the newly constructed Anchorage Fire Station 3, this site provides plenty of space for development, while also providing easy access for any project.

# PROPERTY OVERVIEW



## LOCATION



Anchorage, Alaska

## ACCESS



Bragaw Street and Glenn Highway

## TRAFFIC COUNTS



Glenn Highway: 42,000  
Bragaw Street: 15,700

## IMPROVEMENTS



Existing building demolished.

## PARKING



7 Acres of B3 zoned land.

## PARCEL



See legal description

## CONSTRUCTION



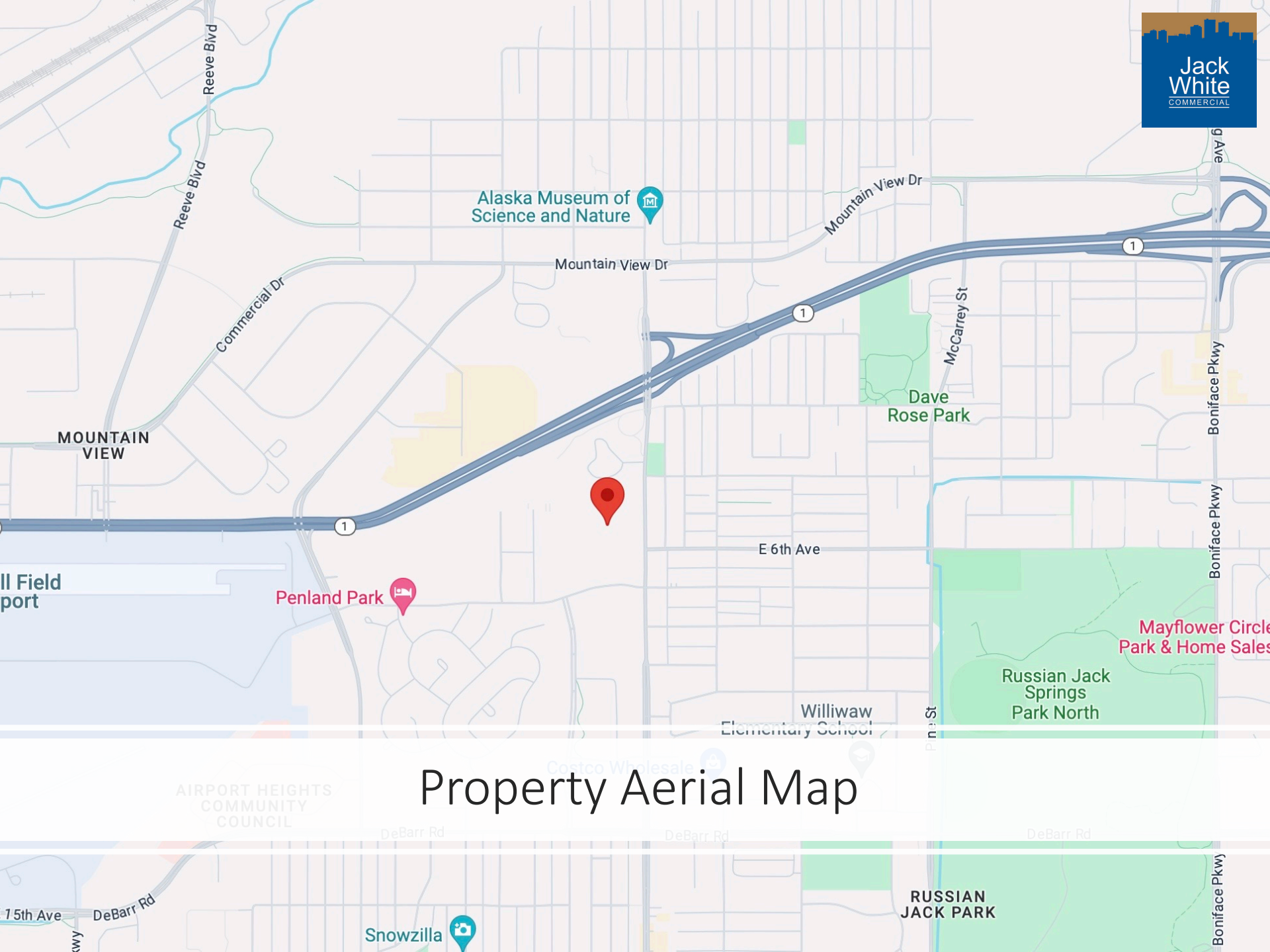
Building demolished in 2024

## ZONING



B3: General Business Use





## Property Aerial Map

# DISCLAIMER AND CONFIDENTIALITY



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2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any way.

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If you wish not to pursue negotiations leading to the acquisition of the Property herein or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including the Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner of Eric Sobolik or Jack White Commercial Real Estate or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or cases of action relating to this solicitation process of the marketing or sale of the Property.

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