



1551 Lore Road  
ANCHORAGE, ALASKA

**\$2,700,000**  
**17,048 SF Building**  
**72,484 SF Land**



Zach Menzel  
907-444-5946  
zach@boretideproperties.com

Stormy Jarvis  
907-444-9345  
stormy@boretideproperties.com

# Property Summary

## 1551 Lore Road

Gross Building Area: First Floor: 8,520 SF  
Second Floor: 8,528 SF  
Total: 17,048 SF

Land: 72,484 Square Feet

Tax Parcel ID: 014-123-66

Parking: Approximately 105 spaces

Zoning: West half: B-3, General Business  
East half: R-O, Residential Office

Year Built: 1984

Elevators: One

Overhead Door: One 8' x 10'

Parking Spaces: Approximately 105

Structural: Steel Frame

Foundation: Concrete slab on grade

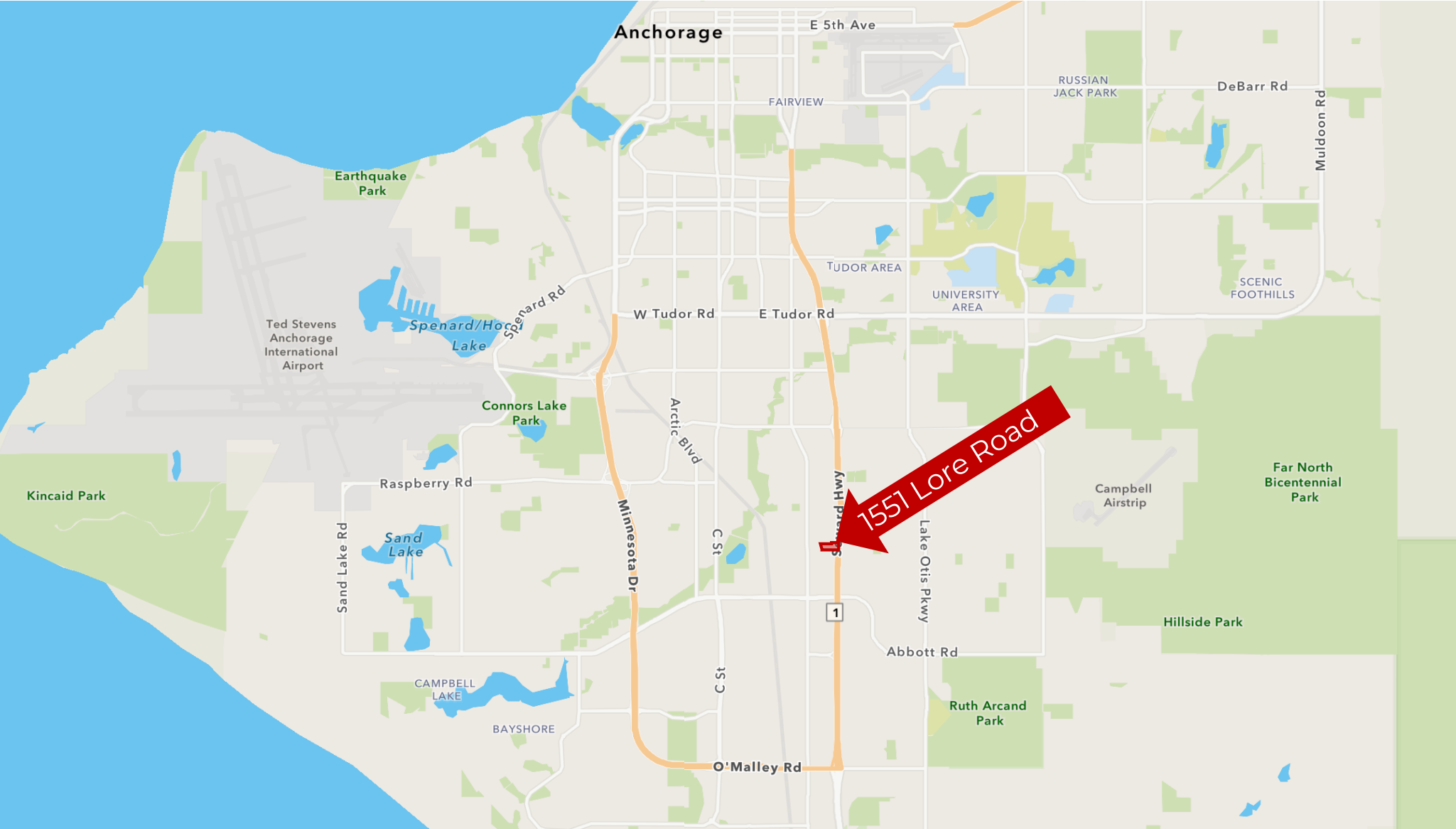
Mechanical: Rooftop mounted HVAC Units

Roof: EPDM Rubber Membrane over steel pan decking

Legal Description: Lot 1A, GCI Subdivision

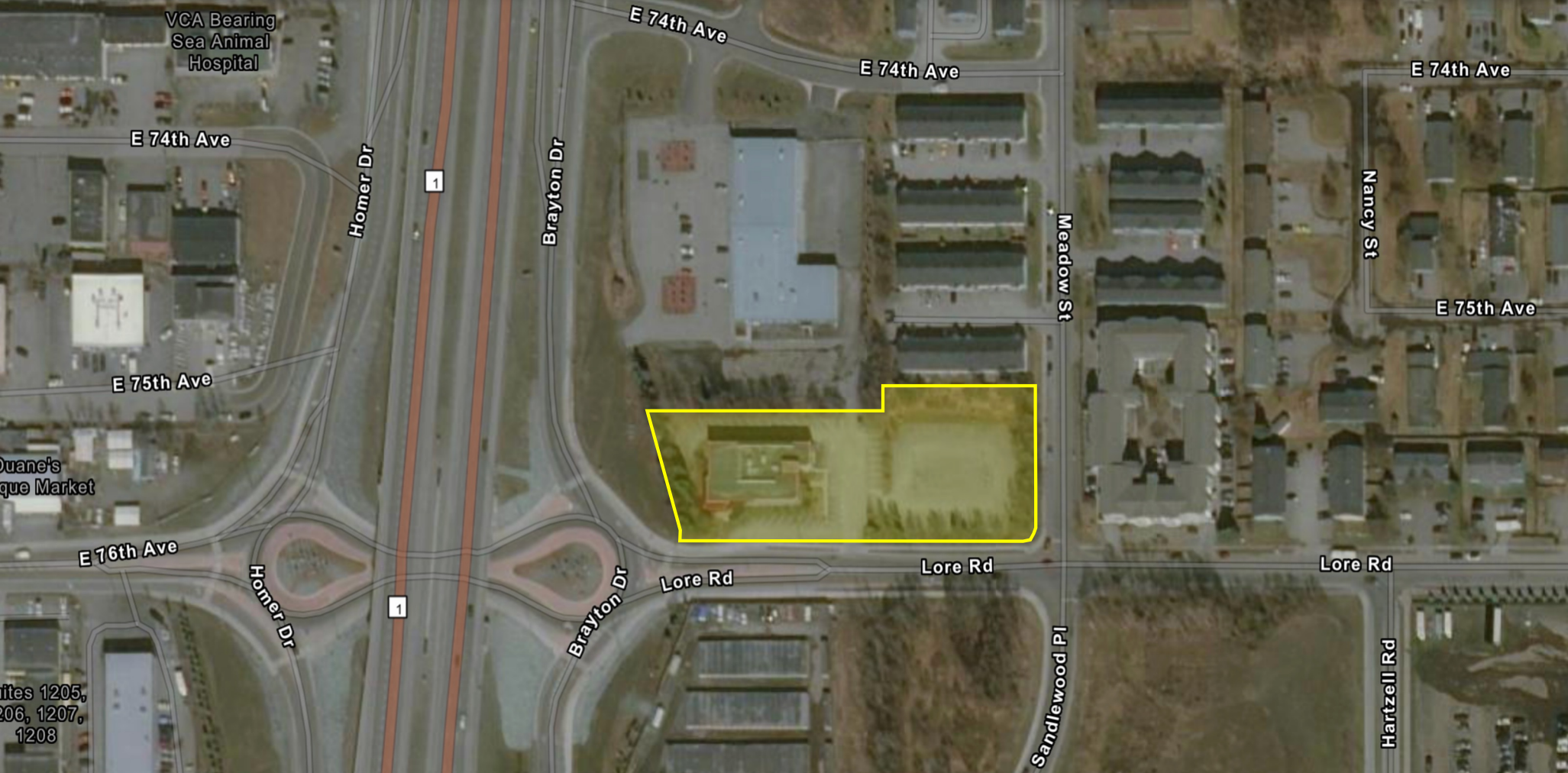
Use: Office with mixed-use potential





# Vicinity Map

# 1551 Lore Road



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# Exterior Photos

# 1551 Lore Road



Lore Road looking North



East Half Parking Area



East Side



Roof looking East

# Interior Photos

# 1551 Lore Road



2nd Floor Elevator Lobby



2nd Floor Renovated Offices



2nd Floor Atrium



1st floor Open Area



1st Floor Warehouse Area



2nd Floor Break Room



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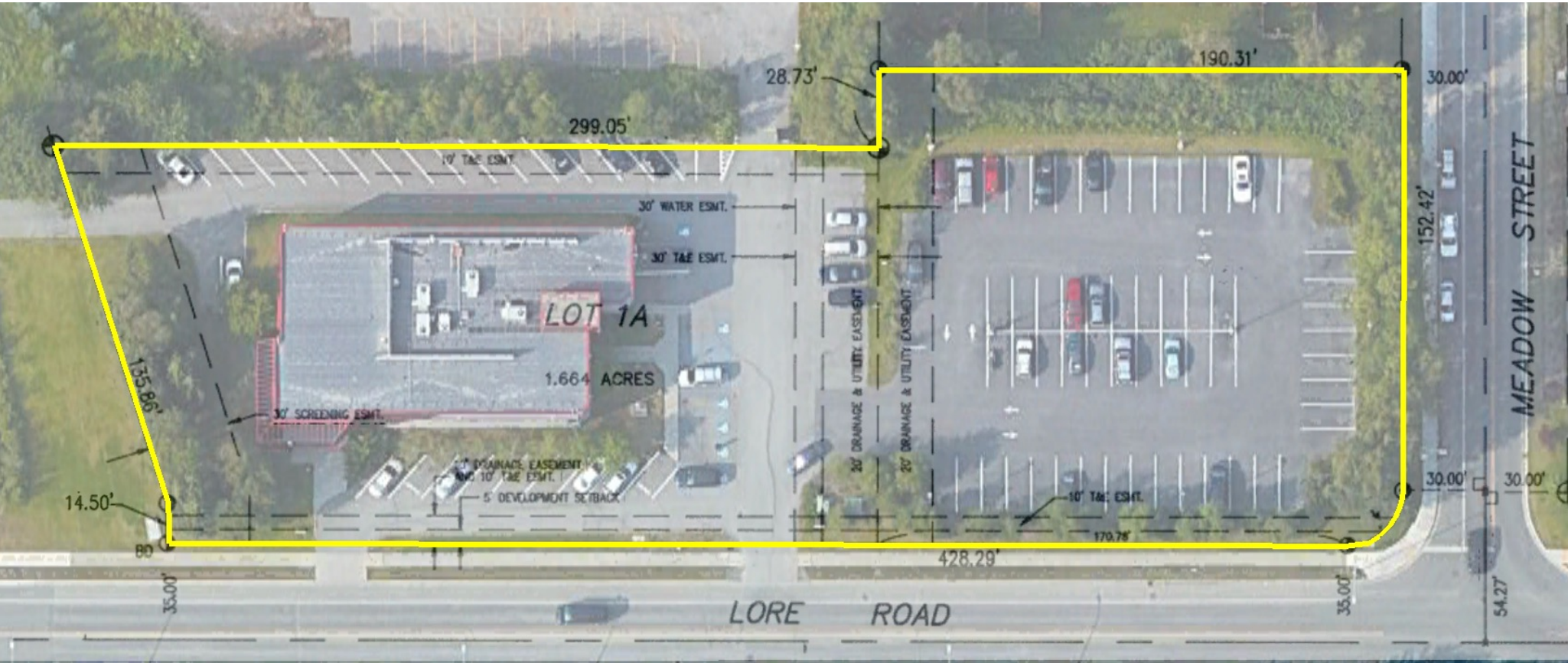
# Location

# 1551 Lore Road

Looking East from New Seward Highway







# MOA Property Tax Profile

# 1551 Lore Road

PARID: 01412366000 LUC: 353  
 DUNCAN RONALD A 50% & 1551 LORE RD TAX YEAR: 2024

### Property Information

Property Location: 1551 LORE RD  
 Class: C - Commercial  
 Use Code (LUC): 353 - Office Bldg - low rise 1-4 lvs  
 Condo/Unit #:   
 Tax District: 03  
 Zoning: B3  
 Plat #: 970105  
 HRA #:   
 Grid #: SW2132  
 Deeded Acres:   
 Square Feet: 72,484  
 Legal Description: GCI  
 LT 1A

Economic Link: No

[Show Parcel on Map](#)

### Owner

Owner: DUNCAN RONALD A 50% &  
 Co-Owner: BOWMAN JANICE I 50%  
 Care Of: % GCI ATTN: TAX DEPT  
 Address: 2550 DENALI ST SUITE 1000  
 City / State / Zip: ANCHORAGE, AK 99503 0000  
 Deed Book/Page: 014/12

### Tax Information

Parcel	Roll Type	Tax Year	Cycle DID	Gross Tax Amount	Res Exemption	Sr/Vet Exemption	IPC Billed	Paid Amount	Net Due	Interest Due	Penalty Due	Costs Due	Total Due	Due Date
01412366000	RP	2024	1	24,853.62			.00	.00	24,853.62	.00	.00	.00	24,853.62	06/30/2024
01412366000	RP	2024	2	24,853.61			.00	.00	24,853.61	.00	.00	.00	24,853.61	08/31/2024
01412366000	RP	2023	1	25,536.49			.00	-25,536.49	.00	.00	.00	.00	.00	06/30/2023
01412366000	RP	2023	2	25,536.48			.00	-25,536.48	.00	.00	.00	.00	.00	08/31/2023
01412366000	RP	2022	1	24,602.40			.00	-24,602.40	.00	.00	.00	.00	.00	07/31/2022
01412366000	RP	2022	2	24,602.40			.00	-24,602.40	.00	.00	.00	.00	.00	09/30/2022
01412366000	RP	2021	1	53,964.49			.00	-53,964.49	.00	.00	.00	.00	.00	06/15/2021
01412366000	RP	2020	1	52,859.52			.00	-52,859.52	.00	.00	.00	.00	.00	07/15/2020
01412366000	RP	2019	1	50,961.40			.00	-50,961.40	.00	.00	.00	.00	.00	06/15/2019
01412366000	RP	2018	1	50,628.44			.00	-50,628.44	.00	.00	.00	.00	.00	06/15/2018
01412366000	RP	2017	1	50,642.87			.00	-50,642.87	.00	.00	.00	.00	.00	06/15/2017
01412366000	RP	2016	1	47,746.27			.00	-47,746.27	.00	.00	.00	.00	.00	06/15/2016

### Assessed Value

2024 RP 353 C 1,056,100 2,022,700 3,078,800

### Taxable Value

Net Taxable Value 3,078,800

### Commercial

Card: 1  
 Building Number: 01  
 Structure Code: 353 - OFFICE BLDG L/R 1-4S  
 Year Built: 1984  
 Effective Year Built: 1984  
 Units:  
 Identical Units: 1  
 Class: C - Commercial  
 Gross Building Area: 17,048

### Interior/Exterior Summary

Card	Line #	From Floor	To Floor	Type	Wall Height	Construction Type	Area
1	1	02	02	OFFICES	12	3-FIRE PROOF	8,528
1	2	01	01	OFFICES	12	3-FIRE PROOF	5,448
1	3	01	01	MULTI-USE STORAGE	12	3-FIRE PROOF	3,072
Total:							17,048

### Commercial Features

Card #	Line #	Code	Int/Ext Line	Measure 1	Measure 2	Elevator Stops	Identical Units
1	1	OA5-OPEN AREA BANKS OFFC	1	160	1		1

### Permits

Permit #:	Permit Date:	Purpose:	Amount:
00 6213	28-DEC-2000	-	\$52,000
06 8148	10-JUL-2006	-	\$0
C12-2757	21-SEP-2012	-	\$115,378
E12-1941	27-SEP-2012	-	\$1
M12-1671	27-SEP-2012	-	\$10,000
P12-1683	27-SEP-2012	-	\$1
F20-1157	22-SEP-2020	-	\$7,669
C20-2204	29-DEC-2020	-	\$60,000
E21-1296	26-MAR-2021	-	\$5,350
F21-1295	15-OCT-2021	-	\$800

### Entrances

Visit Date:	Measure Date:	Entrance Source:
23-OCT-1987		2-Exterior and Interior
26-OCT-2012		6-Desk Edit to CAMA record (NOT Inspected)
18-APR-2016		9-Quick Re-Inventory Inspection

### Appraised Value History

Tax Year	Roll Type	LUC	Class	Land	Building	Total Appraised
2024	RP	353	C	1,056,100	2,022,700	3,078,800
2023	RP	353	C	1,015,500	1,983,500	2,999,000
2022	RP	353	C	999,300	1,922,600	2,921,900
2021	RP	353	C	979,600	2,015,100	2,994,700
2020	RP	353	C	960,700	2,130,500	3,091,200
2019	RP	353	C	942,000	2,173,000	3,115,000
2018	RP	353	C	942,000	2,145,100	3,087,100
2017	RP	353	C	942,000	2,291,900	3,233,900



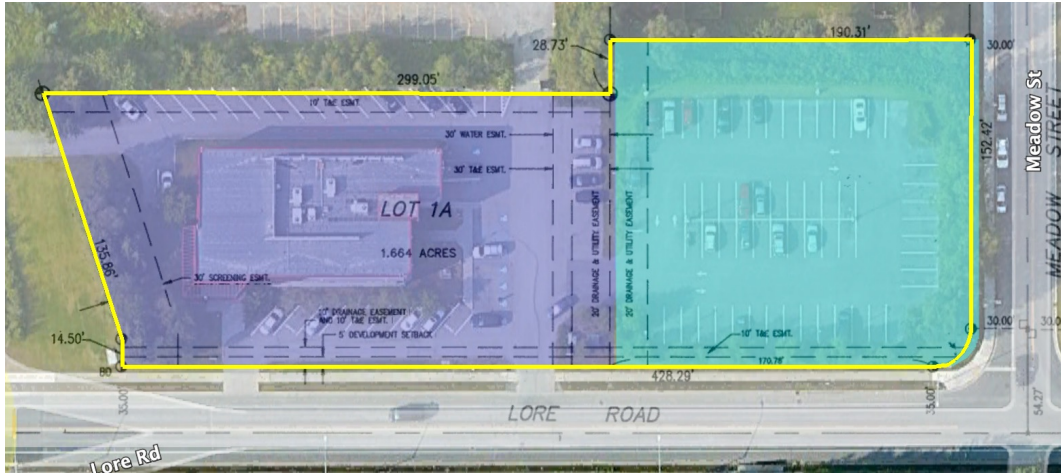
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# Zoning

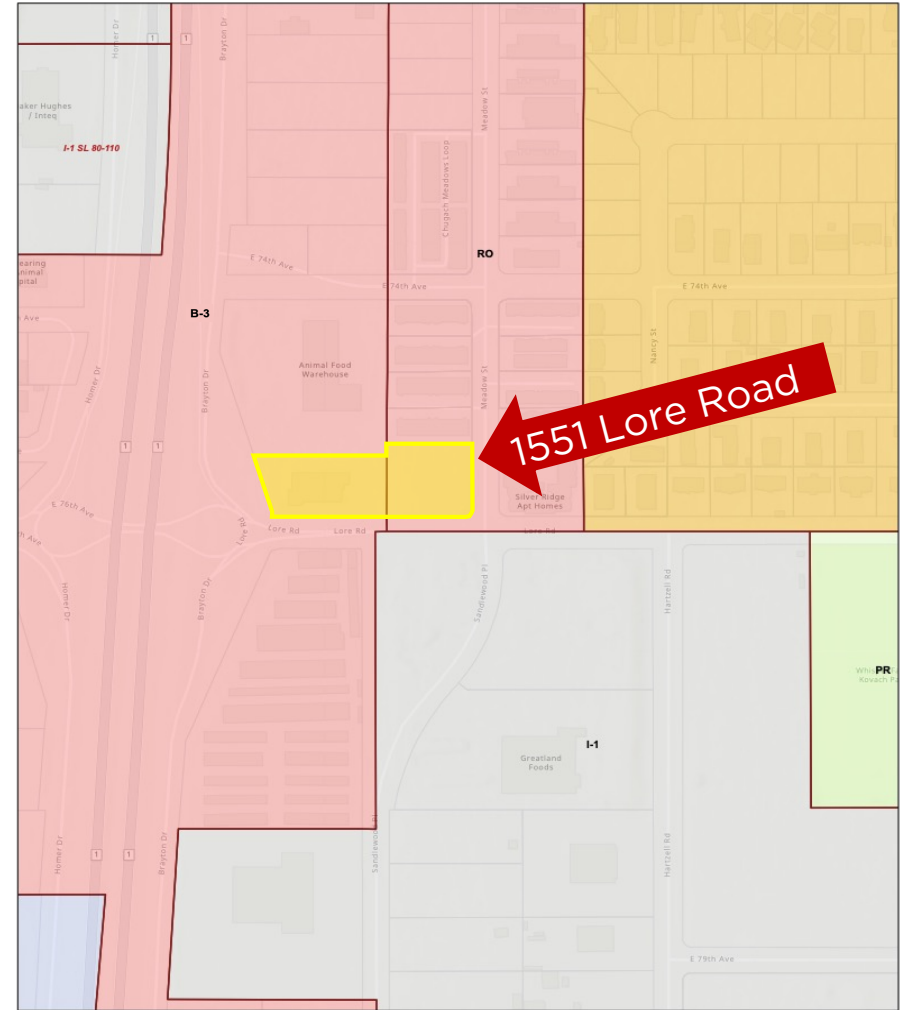
# 1551 Lore Road

MOA Zoning



West half:  
B-3  
General Business  
Approx 39,709 sf

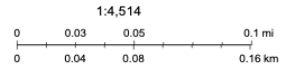
East Half:  
R-O  
Residential Office  
Approx 32,775 sf



**1551 Lore Road**

6/11/2024, 4:58:28 PM

- Zoning Outlines
- Light Industrial
- Public Lands and Institutions
- Multiple Family Residential
- Parks
- Commercial
- PropertyInformation\_Hosted



Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatasystemen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community, Kenai Peninsula Borough, Matanuska-Susitna Borough GIS, Municipality of Anchorage, State of Alaska

MOA GDIC



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## D. B-3: General Business District

### 1. Purpose

The B-3 district is intended primarily for general commercial uses in commercial centers and areas exposed to heavy traffic. These commercial uses are intended to be located on arterials, or within commercial centers of town, and to be provided with adequate public services and facilities. They are subject to the public view and should provide an attractive appearance with landscaping, sufficient non-motorized and motorized site access, and controlled traffic movement. Environmental impacts should be minimized. Abutting residential areas should be protected from potentially negative impacts associated with commercial activity. While B-3 district areas shall continue to meet the need for auto-related and other auto-oriented uses, it is the municipality's intent that the B-3 district also shall provide for safe and convenient personal mobility in other forms. Planning and design shall accommodate pedestrians and bicyclists. In addition to a wide range of commercial office, retail and commercial services, other use categories such as residential and community uses, and mixed-use projects, are allowed.

### 2. District-Specific Standards

#### a. Residential in B-3

Residential household living uses in the B-3 district shall be subject to the R-4 related FAR provisions in subsection 21.04.0201.2.c. The building height increase of subsection 21.04.0201.2.d. is available to residential household living uses in the B-3 district.

#### b. Height Increase Permitted

Buildings in the B-3 district may exceed the maximum height established for areas outside of Midtown in table 21.06-2, up to a maximum height of 60 feet, subject to the following:

- i. The development shall be within an area designated by the comprehensive plan as a commercial center or other type of urban center above the neighborhood scale.
- ii. The development shall be subject to administrative site plan review and section 21.07.070, *Neighborhood Protection*.

#### c. Conditional Height Increase

Buildings in the B-3 district may exceed the height increase permitted in subsection 2.2.b. above, up to a maximum height of 75 feet, subject to a conditional use review and the following additional approval criteria:

- i. The development is within an area designated by the comprehensive plan as a commercial center, town center, or other type of urban center above the neighborhood scale.
- ii. The building height, massing, and intensity of use is consistent with any applicable area-specific element of the comprehensive plan.
- iii. The building complies with subsections 21.04.030G.3. and 7., and any additional placement and orientation conditions determined by the conditional use review.

d. Mixed-use development in this district shall follow the standards of subsection H. below.

### 3. District Location Requirements

- a. Establishment of the B-3 district or changes to existing B-3 district boundaries shall meet the general rezoning criteria of this code and shall not be expanded along street corridors or into surrounding neighborhoods unless consistent with the comprehensive plan.
- b. Future rezonings to B-3 shall take into consideration the desirability of B-3 being located on arterials and being served with adequate public services and facilities.

## E. RO: Residential Office District

### 1. Purpose

The RO district is intended to provide areas for professional, business, and medical service (outpatient) office uses, or areas with a compatible mix of office and residential uses. The district provides for small- to medium-sized office buildings, often in transition locations between residential areas and more intense commercial uses and road traffic, or in commercial locations inappropriate for auto-oriented retail uses or intense mixed-uses. The district allows multifamily residential, group living, and visitor accommodations.

### 2. District-Specific Standards

#### a. Limitations on Retail Uses

Any uses allowed by table 21.05-1 and categorized by this code as "entertainment and recreation," "personal services, repair, and rental," or "food and beverage service" may be located in the RO district only within a building that also contains office, health services, and/or residential uses, except that "food and beverage kiosk" may be located in a stand-alone building on those lots with frontage on a street of collector classification or higher. Such commercial uses shall be limited to 25 percent of the gross floor area of the building. No outdoor storage or merchandise display is allowed.

#### b. Limitations on Visitor Accommodations

Any uses categorized by this code as "visitor accommodations" and allowed by table 21.05-1 shall comply with the multifamily residential design standards set forth in subsection 21.07.110C.

#### c. Residential in RO

Residential household living uses in the RO district shall be subject to the R-4 related FAR provisions in subsection 21.04.0201.2.c. The building height increase of subsection 21.04.0201.2.d. is available to residential household living uses in the RO district.

#### d. Conditional Building Height Increase

Buildings with nonresidential or group living uses in the RO district may exceed the maximum height established in table 21.06-2, up to a maximum total height of 65 feet, not to exceed 4 stories of non-residential, subject to a conditional use review and the following additional approval criteria:

- i. The property is located in a major employment center designated in the comprehensive plan for Downtown, Midtown, or the U-Med District;
- ii. The proposed building height, massing, and intensity of use is consistent with the neighborhood- or district-specific comprehensive plan element applicable to the area;
- iii. The property is not adjacent to any residential district other than the R-4 or R-4A districts; and
- iv. The property is not adjacent to any property designated for medium density or lower density residential uses in the comprehensive plan.

### 3. District Location Requirements

In addition to the general rezoning approval criteria, the following requirements shall apply to the creation or expansion of the RO district:

- a. New RO zones shall be located in areas intended principally for low-intensity office uses, or in locations where the development buffers residential neighborhoods from heavy volumes of traffic or more intense commercial retail activity.
- b. Where a new or enlarged RO district is adjacent to existing residentially zoned areas, adequate area shall be provided for buffering or other site design requirements necessary to achieve compatibility.
- c. The RO district shall not be located in or expand into areas that are designated residential in the comprehensive plan.



## ALASKA REAL ESTATE COMMISSION CONSUMER DISCLOSURE

This Consumer Disclosure, as required by law, provides you with an outline of the duties of a real estate licensee (licensee). This document is not a contract. By signing this document you are simply acknowledging that you have read the information herein provided and understand the relationship between you, as a consumer, and a licensee. (AS 08.88.600 – 08.88.695)

There are different types of relationships between a consumer and a licensee. Following is a list of such relationships created by law:

### Specific Assistance

The licensee does not represent you. Rather the licensee is simply responding to your request 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 a consumer by a licensee providing specific assistance include:

- Exercise of reasonable skill and care;
- Honest and good faith dealing;
- Timely presentation of all written communications;
- Disclosing all material information known by a licensee regarding the physical condition of a property; and
- Timely accounting of all money and property received by a licensee.

### Representation

The licensee represents only one consumer unless otherwise agreed to in writing by all consumers in a transaction.

Duties **owed** by a licensee when representing a consumer include:

- Duties owed by a licensee providing specific assistance as described above;
- Not intentionally take actions which are adverse or detrimental to a consumer;
- Timely disclosure of conflicts of interest to a consumer;
- Advising a consumer to seek independent expert advice if a matter is outside the expertise of a licensee;
- Not disclosing consumer confidential information during or after representation without written consent of the consumer unless required by law; and
- Making a good faith and continuous effort to accomplish a consumer's real estate objective(s).

### Neutral Licensee

A neutral licensee is a licensee that provides specific assistance to both consumers in a real estate transaction but does not "represent" either consumer. A neutral licensee must, prior to providing specific assistance to such consumers, secure a Waiver of Right to be Represented (form 08-4212) signed by both consumers.

Duties **owed** by a neutral licensee include:

- Duties owed by a licensee providing specific assistance as described above;
- Not intentionally taking actions which are adverse or detrimental to a consumer;
- Timely disclosure of conflicts of interest to both consumers for whom the licensee is providing specific assistance;
- If a matter is outside the expertise of a licensee, advise a consumer to seek independent expert advice;
- Not disclosing consumer confidential information during or after representation without written consent of the consumer unless required by law; and
- Not disclosing the terms or the amount of money a consumer is willing to pay or accept for a property if different than what a consumer has offered or accepted for a property.

If authorized by the consumers, the neutral licensee may analyze and provide information on the merits of a property or transaction, discuss price terms and conditions that might be offered or accepted, and suggest compromise solutions to assist consumers in reaching an agreement.

### Designated Licensee

In a real estate company, a broker may designate one licensee to represent or provide specific assistance to a consumer and another licensee in the same office to represent or provide specific assistance to another consumer in the same transaction.

### ACKNOWLEDGEMENT:

I/We, \_\_\_\_\_ have read the information provided in this Alaska Real Estate  
(print consumer's name(s))

Consumer Disclosure and understand the different types of relationships I/we may have with a real estate licensee. I/We

understand that \_\_\_\_\_ of \_\_\_\_\_  
(licensee name) (brokerage name)

will be working with me/us under the relationship(s) selected below.

(Initial)

\_\_\_\_\_ **Specific assistance without representation.**

\_\_\_\_\_ **Representing the Seller/Lessor only.** (may provide specific assistance to Buyer/Lessee)

\_\_\_\_\_ **Representing the Buyer/Lessee only.** (may provide specific assistance to Seller/Lessor)

\_\_\_\_\_ **Neutral Licensee.** (must attach Waiver of Right to be Represented, form 08-4212)

Date: \_\_\_\_\_ Signature: \_\_\_\_\_  
(Licensee)

Date: \_\_\_\_\_ Signature: \_\_\_\_\_  
(Consumer)

Date: \_\_\_\_\_ Signature: \_\_\_\_\_  
(Consumer)

**THIS CONSUMER DISCLOSURE IS NOT A CONTRACT**

# Disclaimer

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## 1551 Lore Road

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