

6636 Rosewood Street

SALE PRICE: \$1,250,000

ANCHORAGE, AK 99518

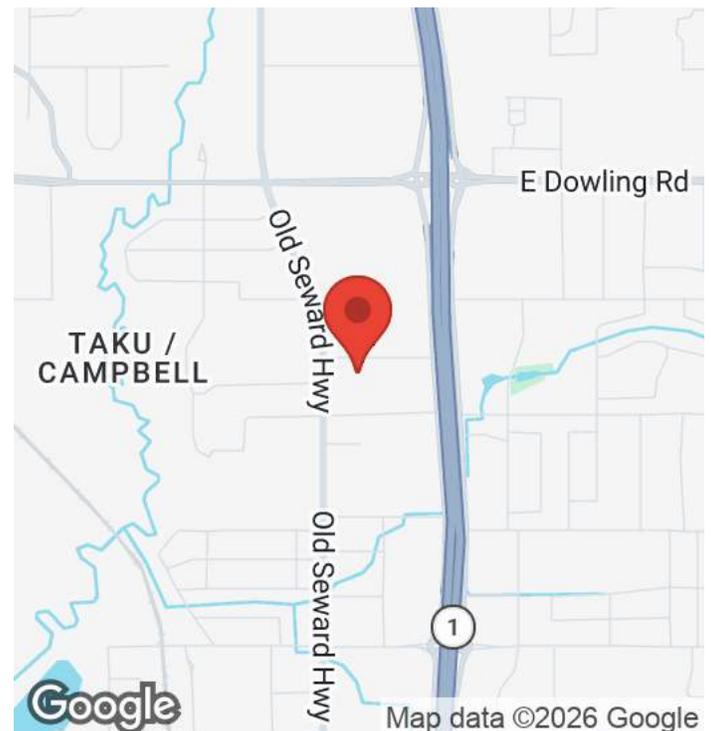
FOR SALE



— 6636 Rosewood Street —

Property Highlights

- 7,752 Sq. Ft Office-Warehouse Building Available For Sale in the Taku/Campbell Neighborhood.
- Constructed in 1976 and configured with approximately 62% warehouse space and 38% office space.
- Features three overhead doors, front parking, and a large fenced outdoor yard/storage area.
- Situated on approximately 0.34 acres of I1 (Light Industrial) zoned land.
- Excellent accessibility between Old Seward Highway and Homer Drive.



MARK FILIPENKO
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MARK FILIPENKO

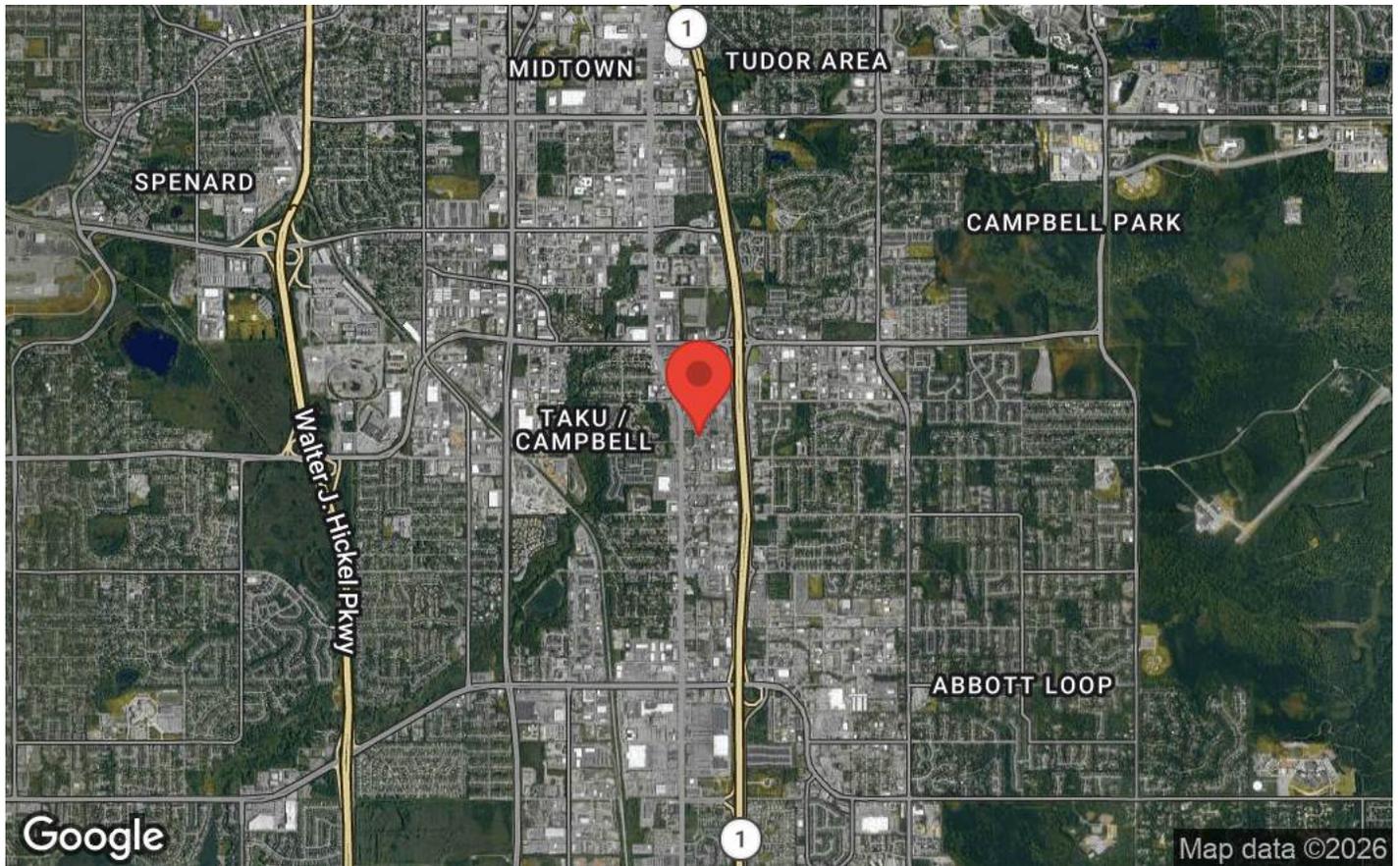
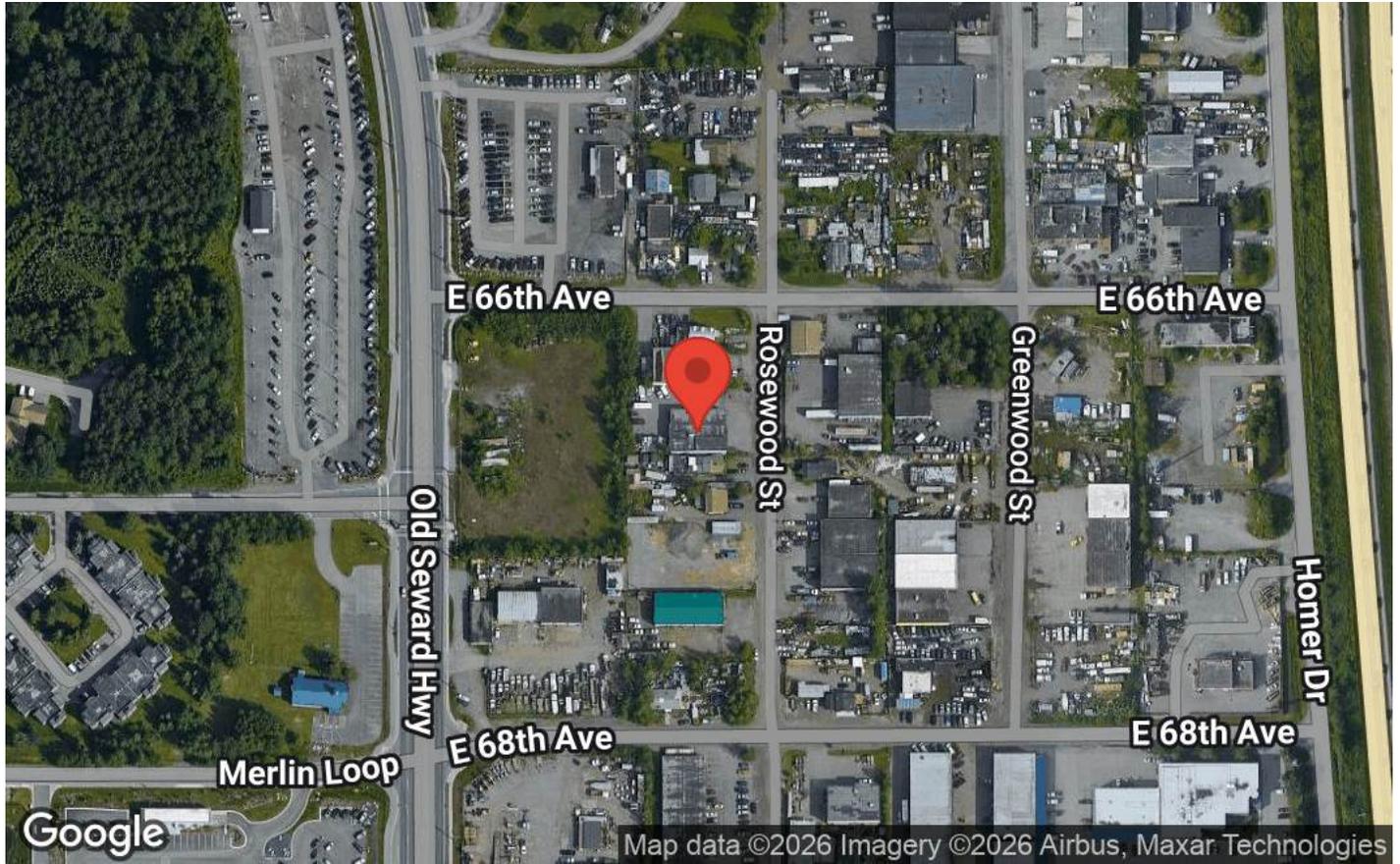
BROKER, CCIM, SIOR

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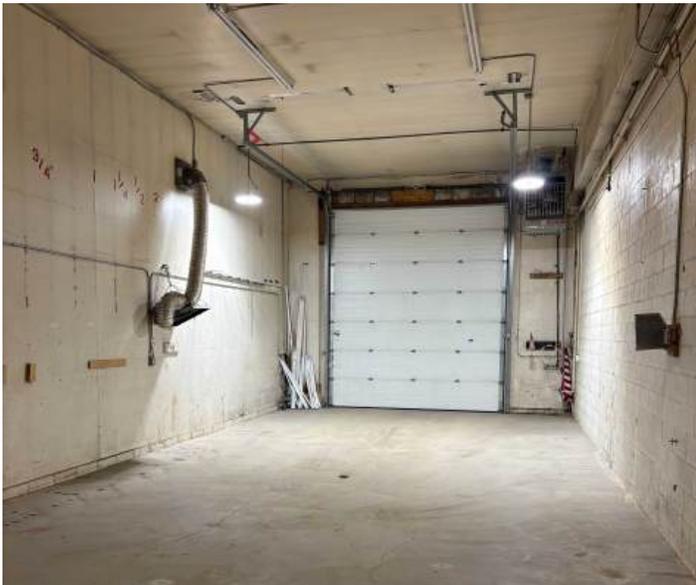
LOCATION MAPS

Office-Warehouse Building For Sale
6636 Rosewood Street | Anchorage, AK 99518



PROPERTY PHOTOS

Office-Warehouse Building For Sale
6636 Rosewood Street | Anchorage, AK 99518



PROPERTY PHOTOS

Office-Warehouse Building For Sale
6636 Rosewood Street | Anchorage, AK 99518





MOA PROPERTY REPORT

Data Updated as of: January 25, 2026 3:02 AM

Parcel Number: 014-041-52-000

Current Owner: R&L PROPERTIES LLC

Address: 6636 ROSEWOOD ST

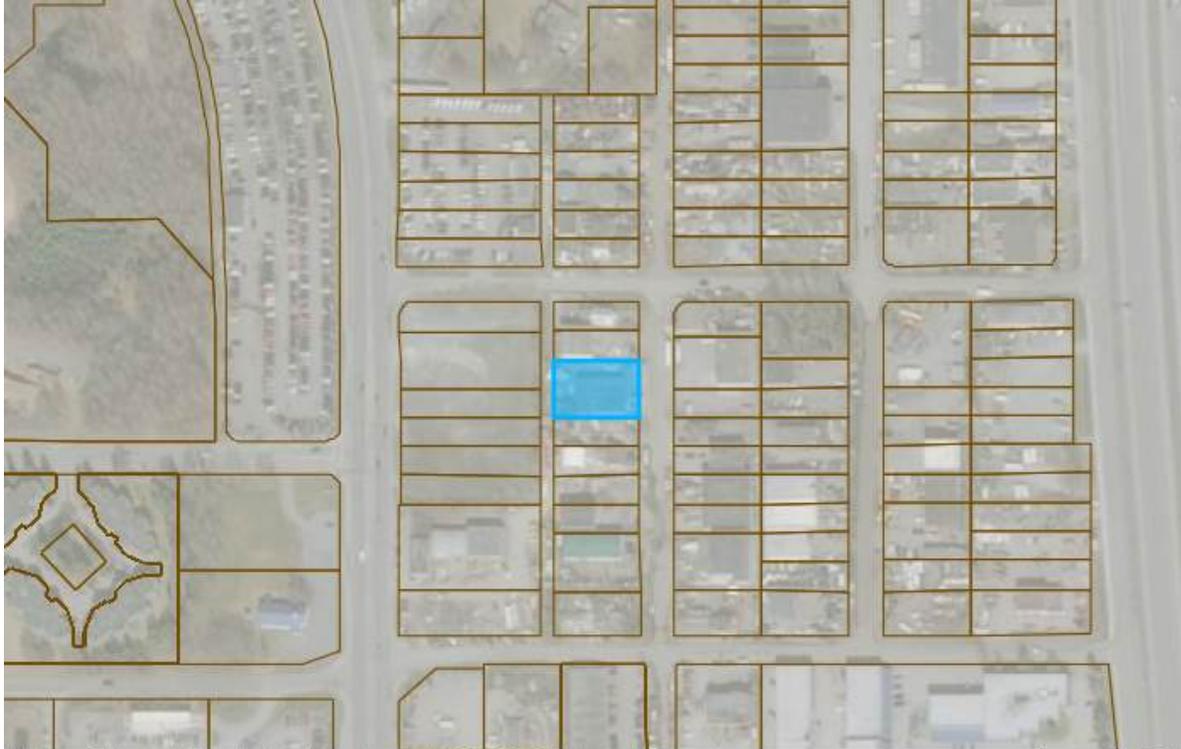
Legal Description: MURRAY BLK B LT 19A

Plat Number: 76-244

Grid: SW2032 **Lot Size:** 0.34 acres (14,990 ft²)

Property Tax Portal: <https://property.muni.org/Datalets/Datalet.aspx?UseSearch=no&pin=01404152000>

State of Alaska Plat Search: <http://dnr.alaska.gov/ssd/recoff/search/platmenu>



Microsoft, Vantor | Municipality of Anchorage | MOA GDIC, Parks and Recreation

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TAX DISTRICT 3

<i>Service Area</i>	<i>Service Area Classification</i>
<i>Police</i>	<i>Anchorage Metropolitan Police SA</i>
<i>Fire</i>	<i>Anchorage Fire Service Area</i>
<i>Building Safety Service</i>	<i>Anchorage Building Safety Service Area (ABSSA)</i>
<i>Parks</i>	<i>Anchorage Parks & Recreation SA</i>
<i>Road</i>	<i>Anchorage Roads and Drainage SA</i>
<i>Streetlights</i>	<i>Anchorage Roads and Drainage SA</i>

Tax District Map: https://experience.arcgis.com/experience/12f0a01ff77f4468aaf89fd610e250f9/page/Page#data_s=where%3AdataSource_1-PropertyInformation_Hosted_90%3AParcel_ID%3D'01404152000'&zoom_to_selection=true

This information is meant purely as a resource and the Municipality does not guarantee the complete accuracy of this data. Always verify any information with the department that is responsible for the data. [Terms and Conditions](#)



MOA PROPERTY REPORT

Data Updated as of: January 25, 2026 3:02 AM

PLANNING

Zoning District: I-1	2040 Land Use Designation: Light Industrial Commercial
Zoning Improvement Area: Other	Zoning District Type: Light Industrial

Planning Portal: <http://www.muni.org/CityViewPortal/Property/PropertyReview?searchKey=desc&searchValue=01404152000>

Zoning Map: <https://muniorg.maps.arcgis.com/apps/webappviewer/index.html?id=e7c3d7a43f2e4924b23d36fd1500bb01&find=01404152000>

Land Use Map: https://experience.arcgis.com/experience/1c01c59894454f1086fe55266917b6c9/#data_s=where%3AdataSource_1-PropertyInformation_Hosted_1972%3AParcel_ID%3D%2701404152000%27&zoom_to_selection=true

Comprehensive Plan: Anchorage

Anchorage 2040 Land Use Plan: <http://www.muni.org/Departments/OCPD/Planning/Publications/Pages/Anchorage2040LandUsePlan.aspx>

Other Plans: yes: no:

https://experience.arcgis.com/experience/29c0649863d74132adb225df3ed99d1b/#data_s=where%3AdataSource_1-PropertyInformation_Hosted_6586%3AParcel_ID%3D%2701404152000%27&zoom_to_selection=true

Wetland Classification: None

<https://moawms.maps.arcgis.com/home/gallery.html?sortField=numviews&sortOrder=desc>

BUILDING SAFETY

Service Area: Inside Outside

Building Permit Portal: <https://bsd.muni.org/inspandreview/ParcelInfo.aspx?parcelNo=01404152000>

Wind Zone: I 2 3 4 None

https://experience.arcgis.com/experience/eda8a802f0f4b319f9519ccadf465ba/#data_s=where%3AdataSource_1-PropertyInformation_Hosted_169%3AParcel_ID%3D%2701404152000%27&zoom_to_selection=true

Flood Review Required: All Some None

<https://moawms.maps.arcgis.com/home/gallery.html?sortField=numviews&sortOrder=desc>

Seismic Code: 1-Lowest 2-Moderate Low 3-Moderate 4-High 5-Very High None

https://experience.arcgis.com/experience/3cabd21aeb694222bc2f937c94758176/#data_s=where%3AdataSource_1-PropertyInformation_Hosted_9164%3AParcel_ID%3D%2701404152000%27&zoom_to_selection=true

Water and Sewer

AWWU Customer: Water Sewer Not Current Customer

Anchorage Water and Wastewater: <https://www.awwu.biz/customer-service/for-builders-and-developers>

Wells or Septic Information:

Wells & Septic Document Search: <http://onsite.ci.anchorage.ak.us/WebLink/CustomSearch.aspx?SearchName=SearchOnisteDocuments>

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MOA PROPERTY REPORT

PAGE 3

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ADDITIONAL INFORMATION

Nitrate Map: https://experience.arcgis.com/experience/8aa8f823d4dc4cb0ac1f51f6f80e4971/#data_s=where%3ADataSource_1-PropertyInformation_Hosted_4044%3AParcel_ID%3D%2701404152000%27&zoom_to_selection=true

Soil Boring Map: https://experience.arcgis.com/experience/fed5a55c768c4158aa11f1c601b57c87/#data_s=where%3ADataSource_1-PropertyInformation_Hosted_3100%3AParcel_ID%3D%2701404152000%27&zoom_to_selection=true

MOA MapIt Link: <https://muniorg.maps.arcgis.com/apps/webappviewer/index.html?id=f0bef139a7584820ad9d60c9eaea8a5f&find=01404152000>

POLITICAL BOUNDARIES

Assembly District: 4

<https://muniorg.maps.arcgis.com/apps/webappviewer/index.html?id=c4809e7b77da4f058aacd6936d3079fa&find=01404152000>

Community Council: Taku/Campbell

https://experience.arcgis.com/experience/39a5dc6d3b31404aa07c5c80903c8551/#data_s=where%3ADataSource_1-PropertyInformation_Hosted_8234%3AParcel_ID%3D%2701404152000%27&zoom_to_selection=true

Representative Lookup Map: <https://muniorg.maps.arcgis.com/apps/ZoneLookup/index.html?appid=868cbf13fd3144b3a431eed89b48f911&find=01404152000&findSource=2>

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TAX ASSESSMENT SUMMARY

Office-Warehouse Building For Sale
6636 Rosewood Street | Anchorage, AK 99518

PARID: 01404152000
R&L PROPERTIES LLC

6636 ROSEWOOD ST

LUC: 397
TAX YEAR: 2026

Property Information

Property Location: 6636 ROSEWOOD ST
 Class: C - Commercial
 Use Code (LUC): 397 - Office / Warehouse
 Condo/Unit #:
 Tax District: 03
 Zoning: I1
 Plat #: 76-244
 HRA #: 000000
 Grid #: SW2032
 Deeded Acres:
 Square Feet: 14,990
 Legal Description: MURRAY
 BLK B LT 19A

 Economic Link: No

[Show Parcel on Map](#)

Owner

Owner: R&L PROPERTIES LLC
 Co-Owner:
 Care Of:
 Address: PO BOX 230005
 City / State / Zip: ANCHORAGE, AK 99523 0000
 Deed Book/Page: 014/04

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
01404152000	RP	2025	1		6,596.28			1,025.33	-7,621.61	.00	.00	.00	.00	.00	06/30/2025
01404152000	RP	2025	2		6,596.28			920.84	-7,517.12	.00	.00	.00	.00	.00	08/31/2025
01404152000	RP	2024	1		6,054.38			140.00	-6,194.38	.00	.00	.00	.00	.00	06/30/2024
01404152000	RP	2024	2		6,054.37			36.21	-6,090.58	.00	.00	.00	.00	.00	08/31/2024
01404152000	RP	2023	1		6,104.41			706.31	-6,810.72	.00	.00	.00	.00	.00	06/30/2023
01404152000	RP	2023	2		6,104.40			127.57	-6,231.97	.00	.00	.00	.00	.00	08/31/2023
01404152000	RP	2022	1		5,855.27			.00	-5,855.27	.00	.00	.00	.00	.00	07/31/2022
01404152000	RP	2022	2		5,855.27			.00	-5,855.27	.00	.00	.00	.00	.00	09/30/2022
01404152000	RP	2021	1		12,612.19			58.05	-12,670.24	.00	.00	.00	.00	.00	06/15/2021
01404152000	RP	2020	1		11,903.31			815.43	-12,718.74	.00	.00	.00	.00	.00	07/15/2020
01404152000	RP	2019	1		11,365.29			571.75	-11,937.04	.00	.00	.00	.00	.00	06/15/2019
01404152000	RP	2018	1		11,115.92			572.25	-11,688.17	.00	.00	.00	.00	.00	06/15/2018
01404152000	RP	2017	1		10,467.14			549.11	-11,016.25	.00	.00	.00	.00	.00	06/15/2017
01404152000	RP	2016	1		9,778.26			.00	-9,778.26	.00	.00	.00	.00	.00	06/15/2016

[Make a Payment](#)

Assessed Value

Tax Year	Roll Type	LUC	Class	Land	Building	Total Appraised
2026	RP	397	C	215,000	694,400	909,400

TAX ASSESSMENT SUMMARY

Office-Warehouse Building For Sale
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Taxable Value

Net Taxable Value 909,400

Land Summary

Land Line #	Zoning	Size (Square Feet)	NBHD
1	I1	14,990	C29I50

Land Characteristics

Line #	Characteristic
1	PAVING -5 -
2	SIZE -0 -

Commercial

Card: 1
 Building Number: 01
 Structure Code: 397 - OFFICE/WAREHOUSE
 Year Built: 1976
 Effective Year Built: 1979
 Units:
 Identical Units
 Class: C - Commercial
 Gross Building Area: 6,460

Interior/Exterior Summary

Card	Line #	From Floor	To Floor	Type	Wall Height	Construction Type	Area
1	1	01	01	WAREHOUSE	16	1-WOOD FRAME	1,600
1	2	M1	M1	MULTI-USE OFFICE	8	0-NONE	940
1	3	E1	E1	MULTI-USE OFFICE	8	0-NONE	300
1	4	E1	E1	MULTI-USE OFFICE	8	0-NONE	272
1	5	E1	E1	MULTI-USE OFFICE	10	0-NONE	720
1	6	M1	M1	MULTI-USE OFFICE	10	0-NONE	720
1	7	01	01	WAREHOUSE	16	2-FIRE RESISTANT	1,600
1	8	01	01	WAREHOUSE	20	1-WOOD FRAME	1,600
Total:							7,752

Commercial Features

Card	Line #	Code	Int/Ext Line	Measure 1	Measure 2	Elevator Stops	Identical Units
1	1	OD1-OVERHEAD DR-WOOD/MTL	3	12	12		1
1	2	OD1-OVERHEAD DR-WOOD/MTL	1	8	7		1
1	3	OD1-OVERHEAD DR-WOOD/MTL	5	12	14		1

OBY - Detached Structures

Description:	Year Built:	Width:	Length:	Area:
FC1 - FENCE, CHAIN LINK	2010			1,800
PA1 - PAVING, ASPHALT PARKING	1976			10,000

Entrances

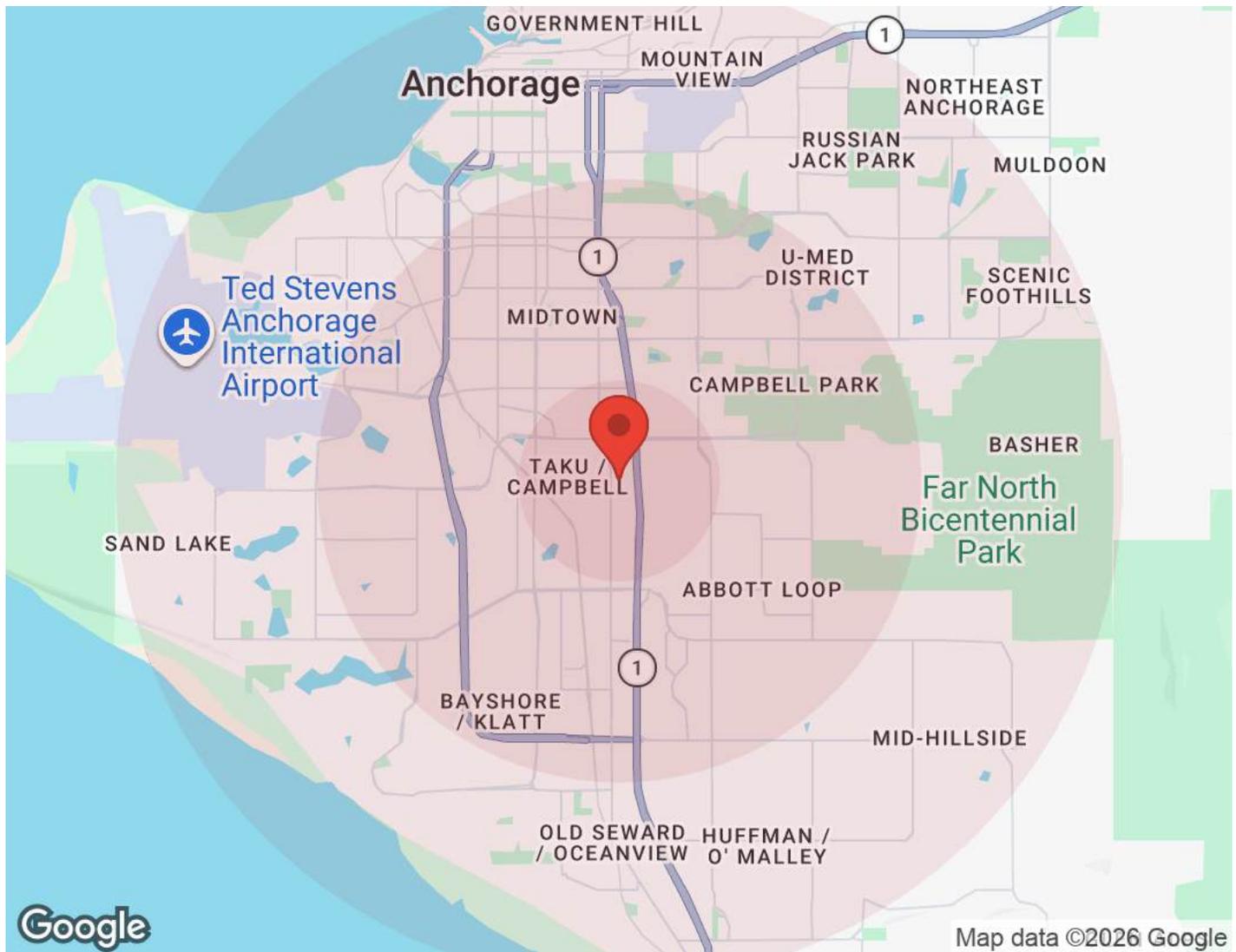
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Visit Date:	Measure Date:	Entrance Source:
20-SEP-1994		1-Ext. Inspection of Land & Improvements
05-MAY-2015		9-Quick Re-Inventory Inspection
14-SEP-2016		6-Desk Edit to CAMA record (NOT Inspected)

Appraised Value History

Tax Year	Roll Type	LUC	Class	Land	Improvements	Total Appraised
2026	RP	397	C	215,000	694,400	909,400
2025	RP	397	C	202,800	632,700	835,500
2024	RP	397	C	202,800	547,200	750,000
2023	RP	397	C	195,100	521,800	716,900
2022	RP	397	C	201,700	493,700	695,400
2021	RP	397	C	197,800	502,100	699,900
2020	RP	397	C	193,900	502,200	696,100
2019	RP	397	C	190,000	504,700	694,700
2018	RP	397	C	190,000	487,800	677,800
2017	RP	397	C	190,000	478,400	668,400



Population	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Male	5,935	45,064	106,055	Median	\$87,845	\$96,078	\$98,822
Female	5,679	42,880	99,690	< \$15,000	265	1,776	4,428
Total Population	11,614	87,944	205,746	\$15,000-\$24,999	290	1,322	3,684
				\$25,000-\$34,999	174	1,619	3,675
Age	1 Mile	3 Miles	5 Miles	\$35,000-\$49,999	574	3,737	7,256
Ages 0-14	2,070	16,080	38,072	\$50,000-\$74,999	863	5,169	10,670
Ages 15-24	1,676	11,840	26,572	\$75,000-\$99,999	645	4,719	11,045
Ages 25-54	5,449	39,097	88,671	\$100,000-\$149,999	947	7,223	15,781
Ages 55-64	1,112	9,569	23,097	\$150,000-\$199,999	798	4,411	10,147
Ages 65+	1,308	11,359	29,334	> \$200,000	438	5,227	13,790
Race	1 Mile	3 Miles	5 Miles	Housing	1 Mile	3 Miles	5 Miles
White	5,550	42,838	106,741	Total Units	5,533	38,716	88,631
Black	657	4,380	11,110	Occupied	4,993	35,203	80,476
Am In/AK Nat	679	5,285	11,337	Owner Occupied	2,115	19,342	47,480
Hawaiian	334	2,058	4,835	Renter Occupied	2,878	15,861	32,996
Hispanic	1,152	8,865	19,176	Vacant	541	3,513	8,155
Asian	1,596	12,435	24,895				
Multi-Racial	1,514	11,230	25,657				
Other	131	862	1,996				

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THE STATE
of **ALASKA** *Department of Commerce, Community, and Economic Development
Division of Corporations, Business and Professional Licensing*

Real Estate Commission
550 West 7th Avenue, Suite 1500, Anchorage, AK 99501
Phone: (907) 269-8160
Email: RealEstateCommission@Alaska.Gov
Website: 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"> a. Exercise of reasonable skill and care; b. Honest and good faith dealing; c. Timely presentation of all written communications; d. Disclosing all material information known by the Licensee regarding the physical condition of a property; and e. Timely accounting of all money and property received by the Licensee. <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"> a. All duties owed by the Licensee providing Specific Assistance; b. Not intentionally taking actions which are adverse or detrimental to the Consumer; c. Timely disclosure of conflicts of interest to the Consumer; d. Advising the Consumer to seek independent expert advice if a matter is outside the expertise of the Licensee; e. Not disclosing confidential information during or after representation without written consent of the Consumer unless required by law; and f. Making a good faith and continuous effort. <p>Consumer Initials: _____ / _____ Date: _____</p>

Neutral Licensee
<p>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 Licensee is NOT Representing either party and duties are limited. Duties owed to the Consumer by a Neutral Licensee include:</p> <ul style="list-style-type: none"> 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. <p>Consumer Initials: _____ / _____ Date: _____ (Must attach Waiver of Right to be Represented)</p>

Duties Not Owed by Licensee
<p>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</p> <ul style="list-style-type: none"> (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.

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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:					
Licensee Name:	Mark Filipenko	Signature:	<small>DocuSigned by:</small> <i>Mark Filipenko</i>	Date:	9/25/2024
Consumer Name:		Signature:	<small>3AAF21CF438A460...</small>	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 –