

1401 Rudakof Circle

SALES PRICE: \$1.7M

ANCHORAGE, AK 99508

FOR SALE



1401 Rudakof Circle

Property Highlights

- 12,993 SF two-story office building For Sale in East Anchorage.
- Conveniently located just off DeBarr Road, offering strong visibility and straightforward access to nearby amenities.
- Attractive option for an owner-user seeking long-term stability in an established commercial area.
- 28,295 SF lot featuring ample site area and 45+ on-site parking spaces for staff and visitors.
- B3 (General Business) zoning, providing flexibility for a wide range of commercial and professional uses.

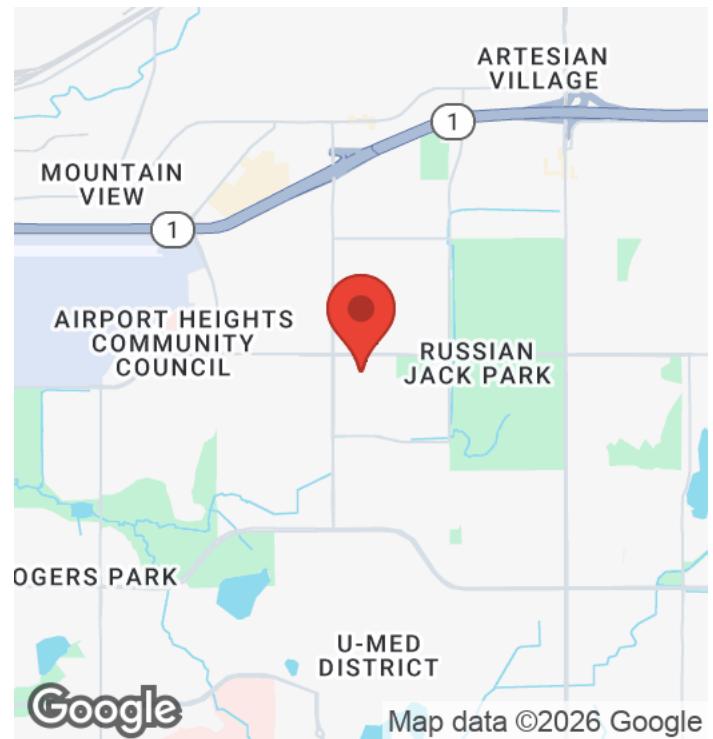


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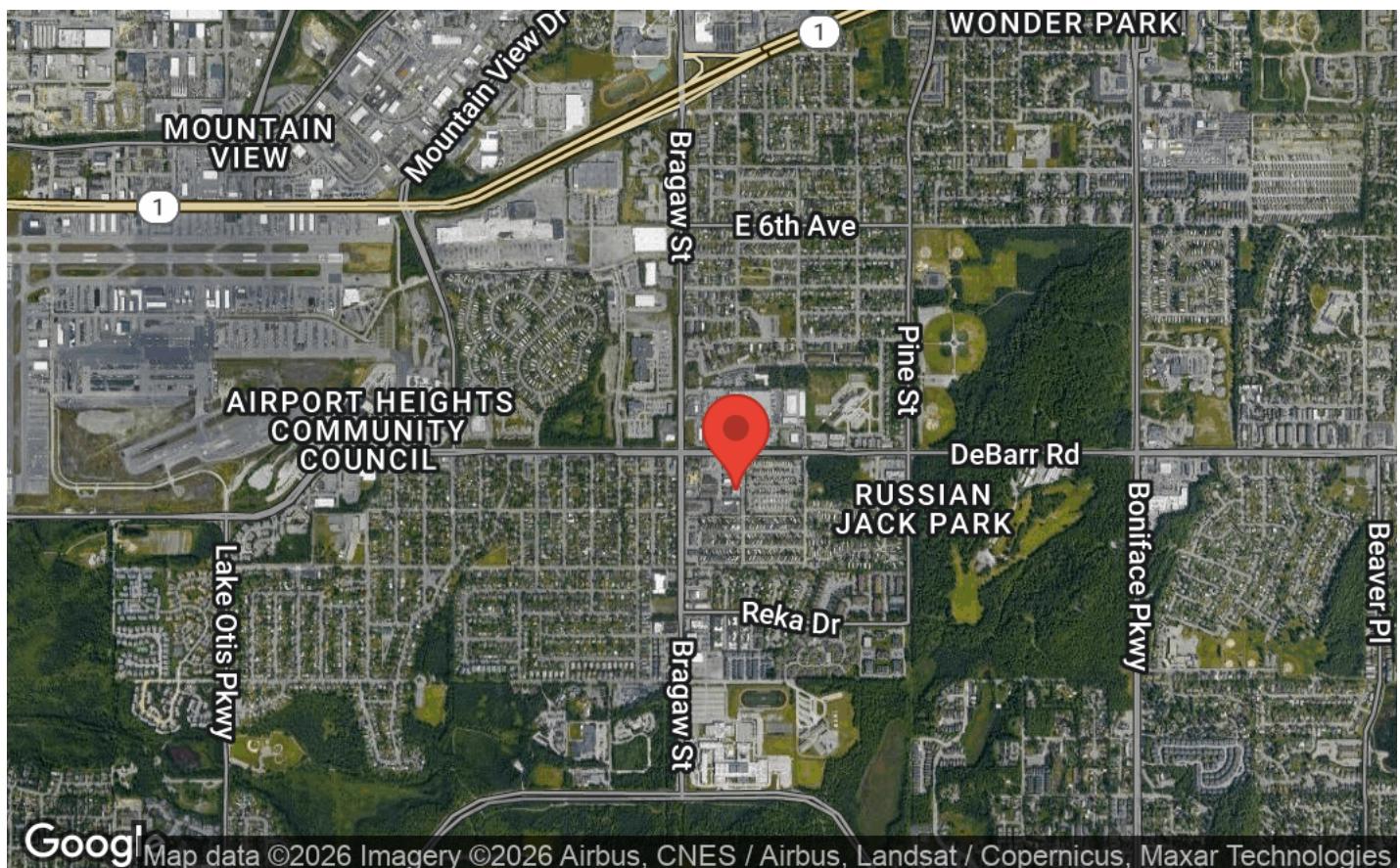
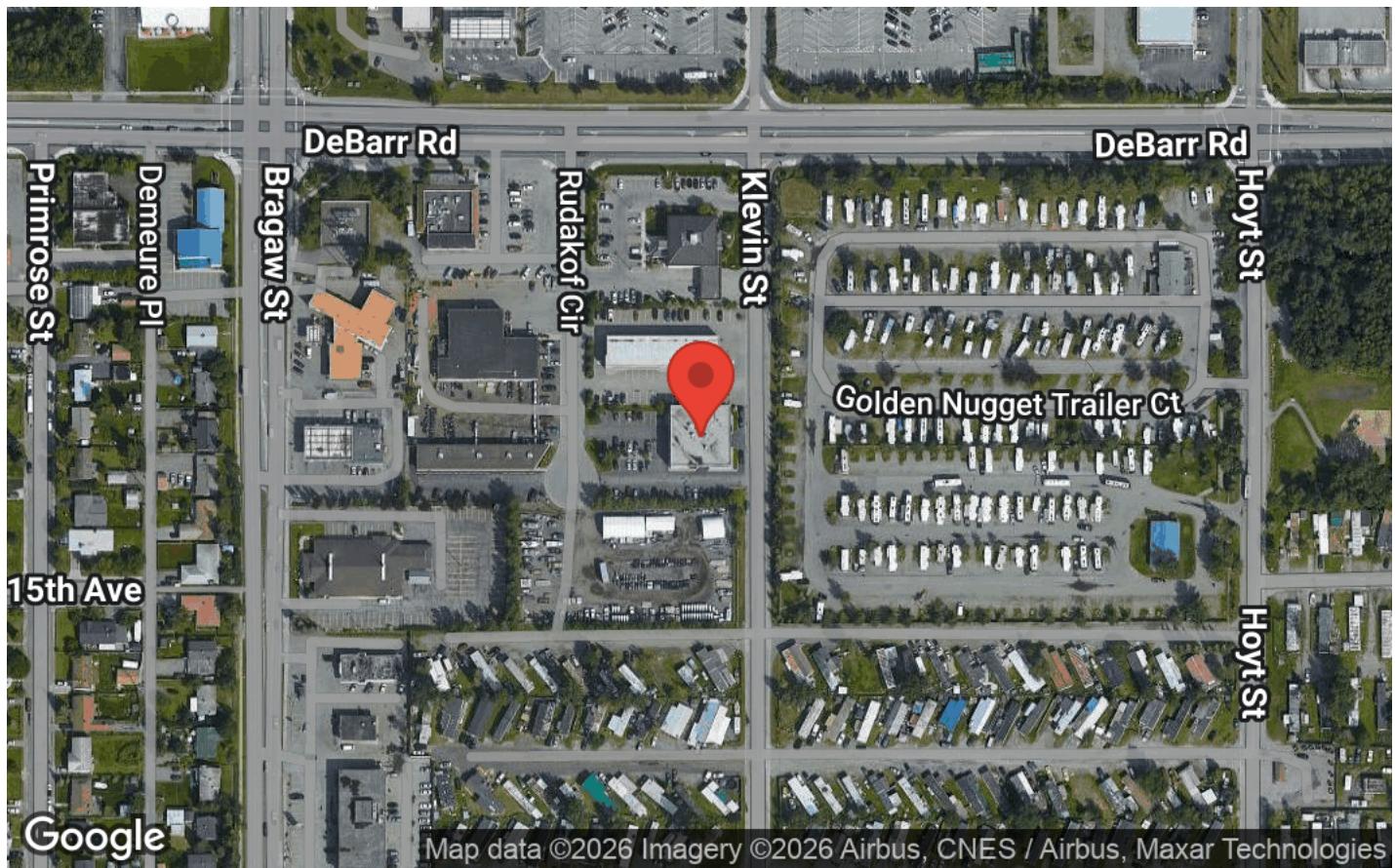
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LOCATION MAPS

Office Building For Sale

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PROPERTY DESCRIPTION

1401 Rudakof Circle

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Property Description

1401 Rudakof Circle is a 12,993 SF two-story office building in East Anchorage, offering a convenient location just off DeBarr Road with quick access to major routes and nearby amenities. Situated on a 28,295 SF lot with 45+ on-site parking spaces, the property provides practical functionality for a range of users. With B3 (General Business) zoning, it accommodates a wide variety of commercial and professional uses, making it a solid option for an owner-user looking for long-term stability in an established commercial area.

Property Overview

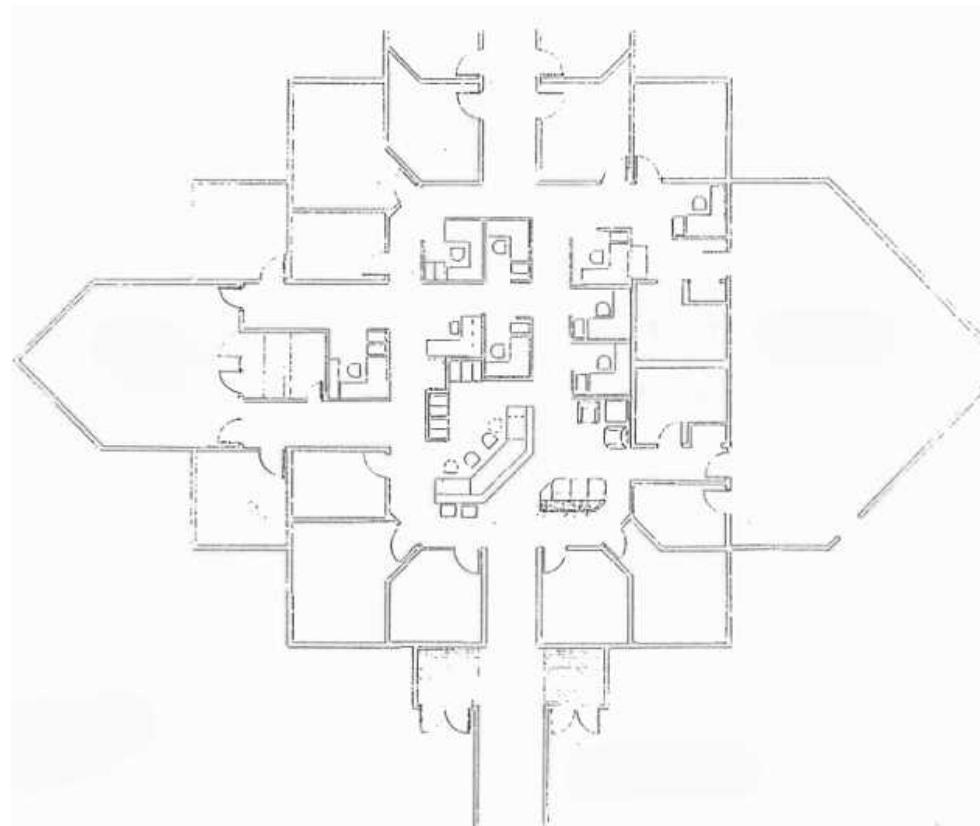
Address:	1401 Rudakof Circle
Year Built:	1986
Type:	Office
Floors:	2
Building Size:	12,993 SF
Lot Size:	28,295 SF
Parking Spaces:	45+
Zoning:	B3 (General Business)

FLOOR PLANS

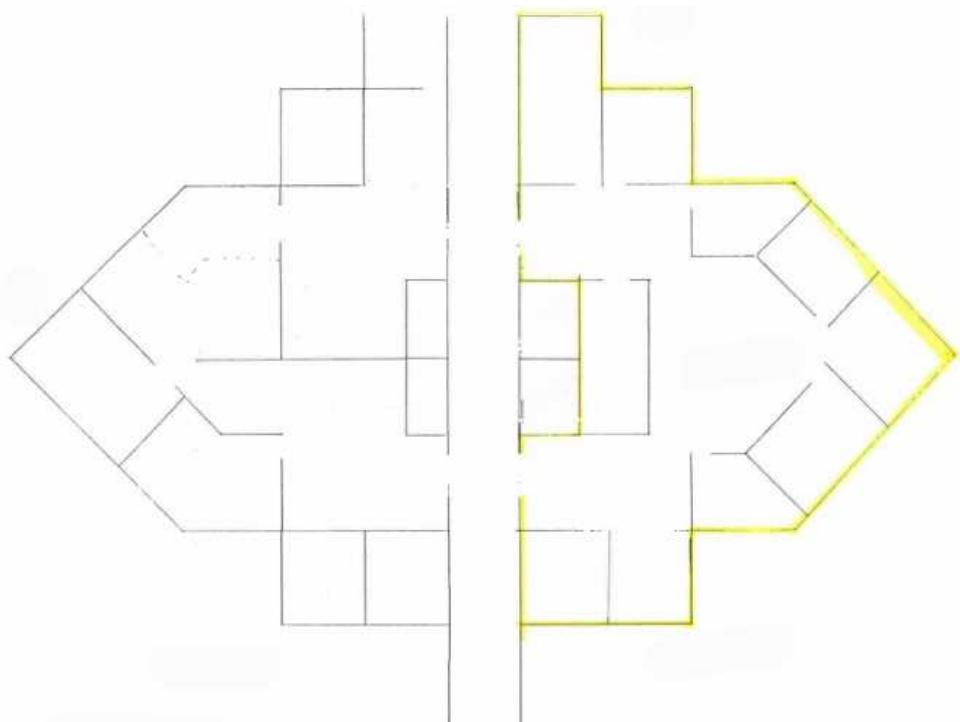
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First Floor



Second Floor

PROPERTY PHOTOS

Office Building For Sale

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PROPERTY TAX INFORMATION

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PARID: 00507123000
NORTHERN ADJUSTERS INC

1401 RUDAKOF CIR

LUC: 353
TAX YEAR: 2025

Property Information

Property Location: 1401 RUDAKOF CIR
Class: C - Commercial
Use Code (LUC): 353 - Office Bldg - low rise 1-4 lvels
Condo/Unit #:
Tax District: 01
Zoning: B3
Plat #: 810284
HRA #: 000000
Grid #: SW1436
Deeded Acres:
Square Feet: 28,295
Legal Description: DEBARR BRAGAW
LT 7
Economic Link: No

[Show Parcel on Map](#)

Owner

Owner NORTHERN ADJUSTERS INC
Co-Owner
Care Of
Address 1401 RUDAKOF CIR
City / State / Zip ANCHORAGE, AK 99508 3108
Deed Book/Page 005/07

Tax Information

Parcel	Roll	Tax	Cycle	DID	Gross Tax	Res	Sr/Vet	IPC	Paid	Net	Interest	Penalty	Costs	Total	Due	Due
	Type				Amount	Exemption	Exemption	Billed	Amount	Due	Due	Due	Due	Due	Due	Date
00507123000	RP	2025	1		11,945.93			.00	-11,945.93	.00	.00	.00	.00	.00	.00	06/30/2025
00507123000	RP	2025	2		11,945.92			.00	-11,945.92	.00	.00	.00	.00	.00	.00	08/31/2025
00507123000	RP	2024	1		12,035.29			.00	-12,035.29	.00	.00	.00	.00	.00	.00	06/30/2024
00507123000	RP	2024	2		12,035.29			.00	-12,035.29	.00	.00	.00	.00	.00	.00	08/31/2024
00507123000	RP	2023	1		12,410.62			.00	-12,410.62	.00	.00	.00	.00	.00	.00	06/30/2023
00507123000	RP	2023	2		12,410.62			.00	-12,410.62	.00	.00	.00	.00	.00	.00	08/31/2023
00507123000	RP	2022	1		11,977.46			.00	-11,977.46	.00	.00	.00	.00	.00	.00	07/31/2022
00507123000	RP	2022	2		11,977.46			.00	-11,977.46	.00	.00	.00	.00	.00	.00	09/30/2022
00507123000	RP	2021	1		26,433.53			.00	-26,433.53	.00	.00	.00	.00	.00	.00	06/15/2021
00507123000	RP	2020	1		26,474.22			.00	-26,474.22	.00	.00	.00	.00	.00	.00	07/15/2020
00507123000	RP	2019	1		25,353.09			.00	-25,353.09	.00	.00	.00	.00	.00	.00	06/15/2019
00507123000	RP	2018	1		25,428.20			.00	-25,428.20	.00	.00	.00	.00	.00	.00	06/15/2018
00507123000	RP	2017	1		25,351.97			.00	-25,351.97	.00	.00	.00	.00	.00	.00	06/15/2017
00507123000	RP	2016	1		24,157.53			.00	-24,157.53	.00	.00	.00	.00	.00	.00	06/15/2016

[Make a Payment](#)

Assessed Value

PROPERTY TAX INFORMATION

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Tax Year 2025	Roll Type RP	LUC 353	Class C	Land 264,000	Building 1,249,100	Total Appraised 1,513,100
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Taxable Value

Net Taxable Value	1,513,100
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Land Summary

Land Line #	Zoning	Size (Square Feet)	NBHD
1	B3	28,295	C19K01

Land Characteristics

Line #	
1	MAIN -40 -
2	SIZE -0 -

Commercial

Card:	1
Building Number:	01
Structure Code:	353 - OFFICE BLDG L/R 1-4S
Year Built:	1986
Effective Year Built:	1986
Units:	
Identical Units	1
Class:	C - Commercial
Gross Building Area:	12,993

Interior/Exterior Summary

Card	Line #	From Floor	To Floor	Type	Wall Height	Construction Type	Area
1	1	02	02	OFFICES	14	1-WOOD FRAME	6,544
1	2	01	01	OFFICES	14	1-WOOD FRAME	6,449
Total:							12,993

Commercial Features

Card	Line #	Code	Int/Ext Line	Measure 1	Measure 2	Elevator Stops	Identical Units
1	1	OA5-OPEN AREA BANKS OFFC	2	144	1		1
1	2	CP8-CANOPY RF-AVERAGE	1	1	939		1
1	3	OD1-OVERHEAD DR-WOOD/MTL	1	1	100		2
1	4	EL2-ELEVATOR,ELEC PSNGR	1	60000	1	0	1

OBY - Detached Structures

Description:	Year Built:	Width:	Length:	Area:
PA1 - PAVING, ASPHALT PARKING	1986			10,000
LT4 - LIGHT INCAND-POLE AND BRK INC	1986			1
PC1 - PAVING CONCRETE AVG	1986			1,177

Entrances

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Visit Date:

28-NOV-1985

17-DEC-2015

Measure Date:

Entrance Source:

1-Ext. Inspection of Land & Improvements

9-Quick Re-Inventory Inspection

Permits

Permit #:	Permit Date:	Purpose:	Amount:
C25-1846	20-AUG-2025	-	\$95,150

Appraised Value History

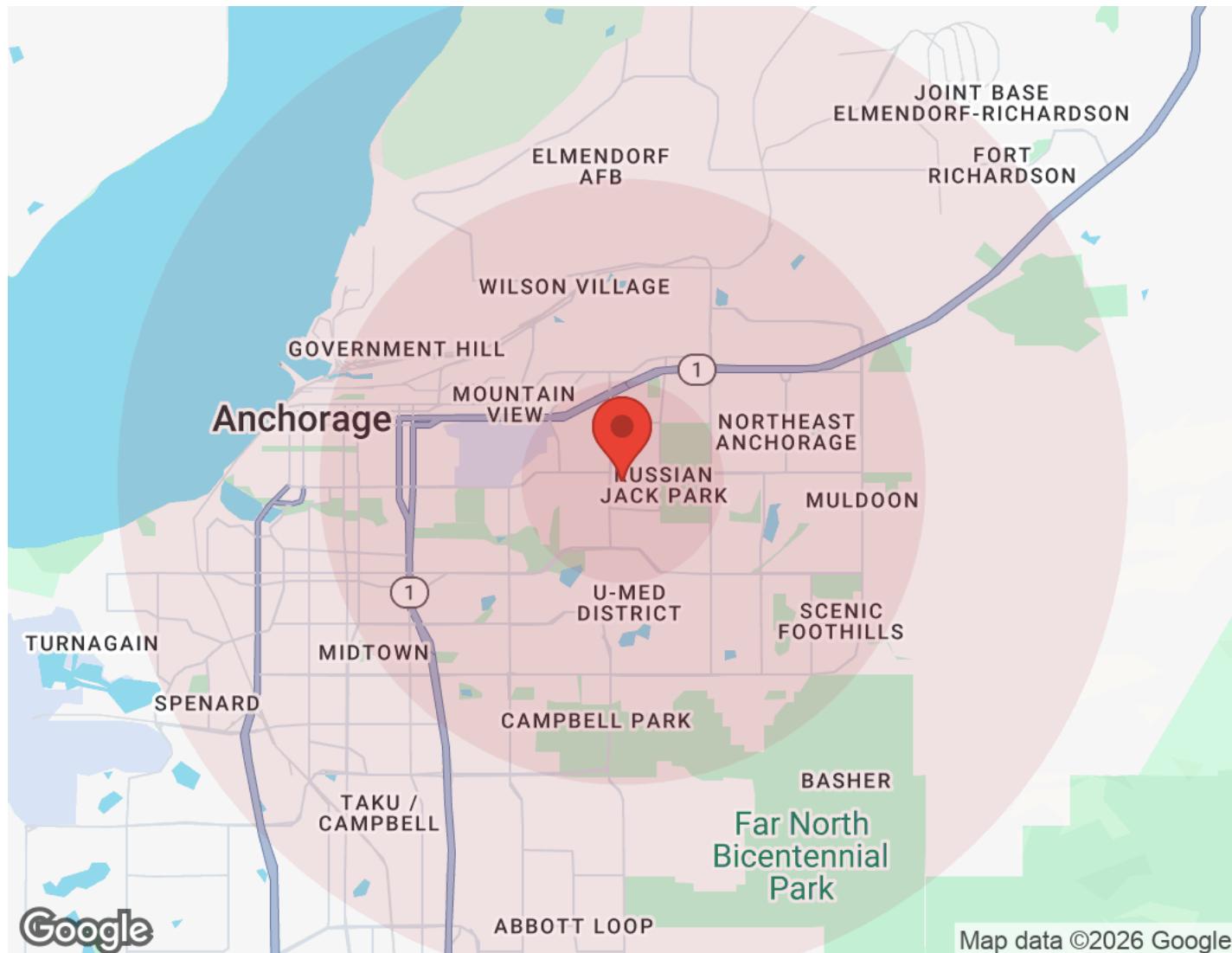
Tax Year	Roll Type	LUC	Class	Land	Improvements	Total Appraised
2025	RP	353	C	264,000	1,249,100	1,513,100
2024	RP	353	C	264,000	1,226,900	1,490,900
2023	RP	353	C	258,700	1,198,800	1,457,500
2022	RP	353	C	304,000	1,118,500	1,422,500
2021	RP	353	C	298,200	1,168,700	1,466,900
2020	RP	353	C	292,300	1,255,900	1,548,200
2019	RP	353	C	286,500	1,263,200	1,549,700
2018	RP	353	C	286,500	1,264,000	1,550,500
2017	RP	353	C	286,500	1,332,400	1,618,900

DEMOGRAPHICS

Office Building For Sale

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Population	1 Mile	3 Miles	5 Miles
Male	6,884	54,137	87,095
Female	6,664	48,436	78,431
Total Population	13,548	102,573	165,525
Age			
Ages 0-14	2,831	19,945	31,046
Ages 15-24	2,020	15,859	24,922
Ages 25-54	5,768	43,683	71,370
Ages 55-64	1,360	10,249	16,908
Ages 65+	1,567	12,839	21,280
Race			
White	5,006	45,255	78,525
Black	1,043	8,985	12,232
Am In/AK Nat	904	6,380	9,700
Hawaiian	565	3,652	4,966
Hispanic	1,656	10,586	16,768
Asian	2,375	12,740	20,161
Multi-Racial	1,840	13,806	21,320
Other	160	1,180	1,821

Income	1 Mile	3 Miles	5 Miles
Median	\$77,296	\$78,426	\$85,473
< \$15,000	375	2,948	4,051
\$15,000-\$24,999	310	2,665	3,772
\$25,000-\$34,999	318	2,146	3,450
\$35,000-\$49,999	633	4,039	6,586
\$50,000-\$74,999	785	6,925	10,282
\$75,000-\$99,999	938	5,656	9,589
\$100,000-\$149,999	907	7,105	11,797
\$150,000-\$199,999	457	3,599	6,861
> \$200,000	292	3,913	7,928

Housing	1 Mile	3 Miles	5 Miles
Total Units	5,600	43,404	71,403
Occupied	5,015	38,995	64,316
Owner Occupied	2,765	18,048	31,024
Renter Occupied	2,250	20,947	33,292
Vacant	584	4,409	7,086

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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.GovWebsite: 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 initiated 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>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.
Consumer Initials: _____ / _____ Date: _____	Consumer Initials: _____ / _____ Date: _____
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. 	
Consumer Initials: _____ / _____ Date: _____	(Must attach Waiver of Right to be Represented)
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. 	

AREC CONSUMER DISCLOSURE

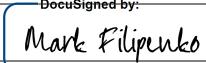
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Acknowledgement: The below Consumer has read the information provided in the Alaska Real Estate Disclosure and understands the different types of relationships available by an Alaska Real Estate Licensee. For full description of Licensee Relationships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

Brokerage Name:				
Licensee Name:	Mark Filipenko	Signature:	DocuSigned by:  3AAF21CF438A460...	Date: 9/25/2024
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 –

DISCLAIMER

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