

# 213 WEST FIREWEED LANE

# \$545,000



## - OLD ANCHORAGE CHARM -

**BERKSHIRE  
HATHAWAY**  
HomeServices

Alaska Realty

COMMERCIAL DIVISION

**LOTTIE MICHAEL, CCIM**

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The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness.

## Property Summary

Dimond Estates	213 W. Fireweed
Geographic Area	Midtown Anchorage
Tenancy	Vacant
Structures	3
Front Cabin	924 SF
Back Cabin	562 SF
Garage	2 OHD
Year Built	1977
Year Built	Approx 1940
Zoning	B3 (General Business)
Land Size (SF)	16,920
Tax Parcel ID	2191360001

## Utilities Serviced

Water	City Water & Well
Sewer	Anchorage Water & Wastewater
Electricity	Chugach Electric
Natural Gas	Enstar

## Property Highlights

Front Cabin provides for 3 offices, storage, reception, break area and bathroom.

Back Cabin provides for 2 offices, a main room, kitchen and bathroom

Garage/storage currently leased through July 31, 2025. Parking along Fireweed and additional parking between cabins.

Log cabins have been owned by family for 40+ years and will be available mid-October. Former tenant was a long-term engineering company that outgrew the space.

Ideally suited for small office owner-user looking for a midtown presence. Site would work well for insurance, engineering, architectural, real estate, attorney, etc.

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## - MIDTOWN CONVENIENCE-

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**- AVAILABLE MID OCTOBER 2023 -**

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## DISCLOSURE ON MARKETING MATERIALS

Although Berkshire Hathaway HomeServices Alaska Realty Commercial Division ("BHHS"), Lottie Michael, CCIM and J Michael James have endeavored to include in this evaluation material information which they believe to be relevant for the purpose of helping a prospective Buyer in its evaluation of the subject space for possible sale, the recipient of these marketing materials understands and acknowledges that neither the owner, nor BHHS, Lottie Michael, CCIM and/or J Michael James makes any representation as to the accuracy or completeness of this marketing material.

The recipient of these marketing materials agrees that the owner, BHHS, Lottie Michael, CCIM and/or J Michael James shall not have any liability to the recipient of these marketing materials as a result of their use. It is understood that the recipient is expected to perform, and is responsible for, such due diligence investigations and inspections of the subject property, including investigation of any environmental conditions, as the recipient deems necessary or desirable and as permitted by agreement with the owner.

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By acceptance of these marketing materials, the recipient acknowledges and agrees to bear all risks for any inaccuracies or omissions and to hold the owner, BHHS, Lottie Michael, CCIM and/or J Michael James harmless there from.

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# 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:

- 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 a licensee regarding the physical condition of a property; and
- e. 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:

- a. Duties owed by a licensee providing specific assistance as described above;
- b. Not intentionally take actions which are adverse or detrimental to a consumer;
- c. Timely disclosure of conflicts of interest to a consumer;
- d. Advising a consumer to seek independent expert advice if a matter is outside the expertise of a licensee;
- e. Not disclosing consumer 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 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:

- a. Duties owed by a licensee providing specific assistance as described above;
- b. Not intentionally taking actions which are adverse or detrimental to a consumer;
- c. Timely disclosure of conflicts of interest to both consumers for whom the licensee is providing specific assistance;
- d. If a matter is outside the expertise of a licensee, advise a consumer to seek independent expert advice;
- e. Not disclosing consumer confidential information during or after representation without written consent of the consumer unless required by law; and
- f. 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 Lottie Michael/ Michael James of BHHS Alaska Realty Commercial Division  
(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: Lottie Michael/ Michael James  
(Licensee)

 

Date: \_\_\_\_\_

Signature  \_\_\_\_\_  
(Consumer)

Date: \_\_\_\_\_

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

**THIS CONSUMER DISCLOSURE IS NOT A CONTRACT**