

6405 Old Seward Hwy

\$3,500,000



Ready for Re-Development - 3.4 Acres

**BERKSHIRE
HATHAWAY**
HomeServices

Alaska Realty

COMMERCIAL DIVISION

LOTTIE MICHAEL, CCIM

Senior Vice President

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MICHAEL JAMES

Vice President

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Property Highlights

Address	6405 Old Seward Hwy
Geographic Area	South Anchorage
Land Size (Sq.Ft.)	148,500
Acres	3.41
# of Lots	5
Split Zoning	B-3 (General Business) I-1 (Light Industrial)
Utilities Serviced	Wastewater (AWWU) Water (100' well) Enstar Chugach Electric

Buildings

House	2,568
Location	On 57,000 SF lot
Shop	3,200 SF
Location	On 36,000 SF lot

2024 MOA Assessment

	Land SF	MOA Tax ID	R/E Tax (2023)
Lot #1	36,000	14041550001	\$14,960.88
Lot #2	57,000	14041580001	\$14,928.50
Lot #3	22,500	14041560001	\$6,848.94
Lot #4	15,000	14041570001	\$5,078.34
Lot #5	18,000	14041590001	\$1,727.70
Total	148,500		\$43,544.36

Assemblage of five (5) lots totaling 148,500 SF.

Site is level, with a split zoning of B-3 and I-1. The western half of the property fronting Old Seward is zoned B-3, which is inline with adjacent properties fronting the street. The remaining portion of the assemblage on the east side is zoned I-1. This light industrial zoning away from the Old Seward Hwy is also inline with the surrounding properties for the area.

Ingress/egress from three (3) entry points. Main access to the assemblage is via two (2) curb cuts from to the Old Seward Hwy. Rosewood Street provides additional access on the backside (east) of the property.

The most recent data for Average Daily Traffic (2022), yields 18,300 vehicles per day traveling by.

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Demographics (2023)			
	1 Mile	3 Mile	5 Mile
Population	11,176	90,220	207,740
Households	4,836	36,298	81,322
Avg Income	\$100,497	\$102,758	\$115,727
Median Income	\$80,327	\$80,132	\$85,497



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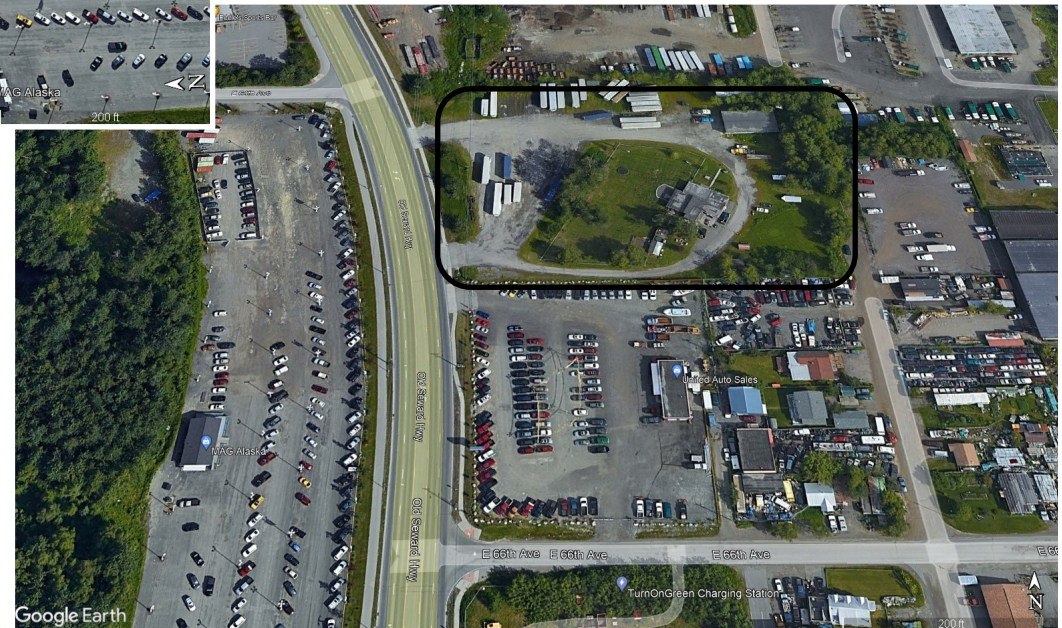
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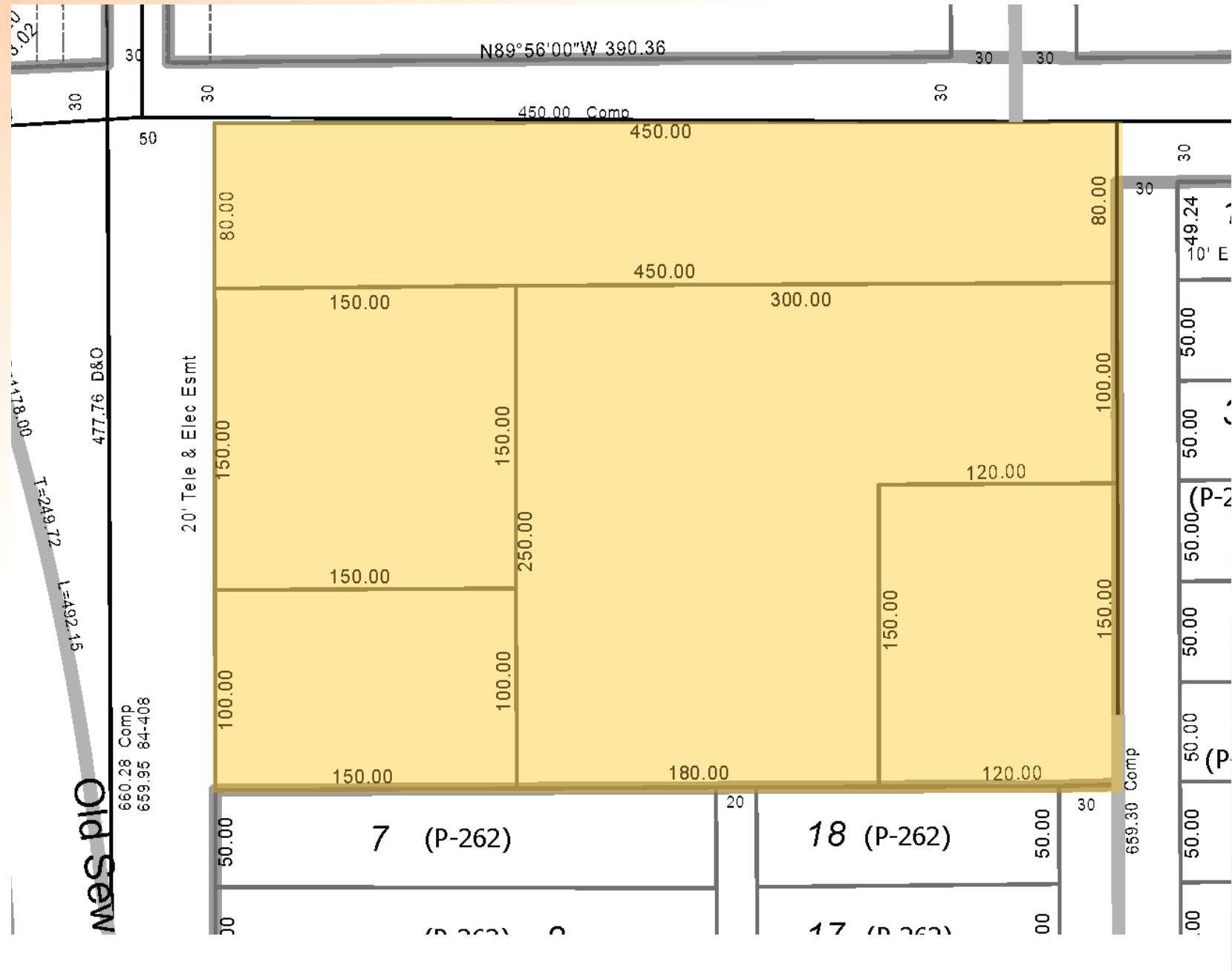
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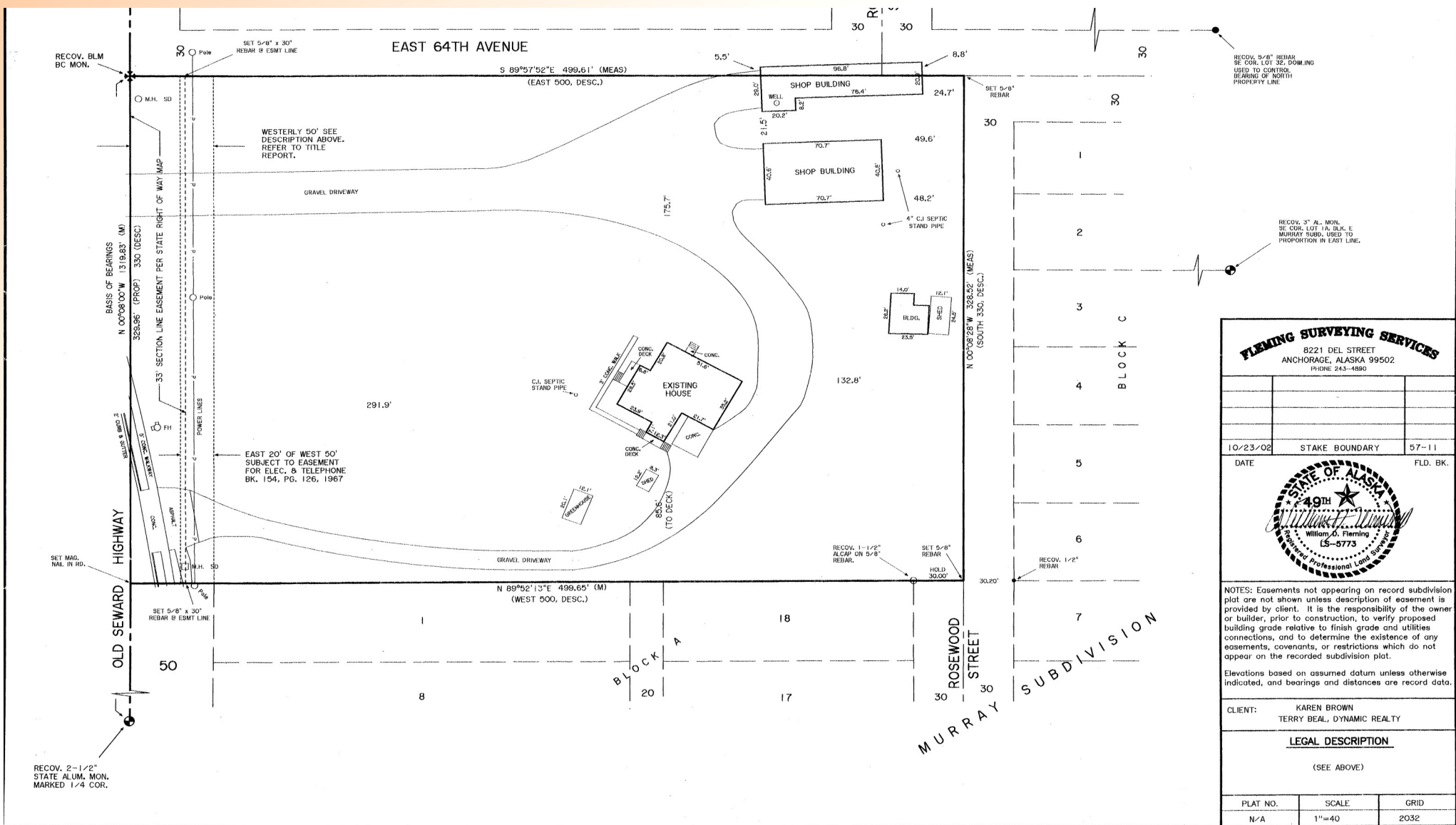
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FLAMING SURVEYING SERVICES
 8221 DEL STREET
 ANCHORAGE, ALASKA 99502
 PHONE 243-4880

10/23/02	STAKE BOUNDARY	57-11
DATE		FLD. BK.

STATE OF ALASKA
 49th
 WILLIAM D. FLAMING
 15-5773
 Professional Land Surveyor

NOTES: Easements not appearing on record subdivision plat are not shown unless description of easement is provided by client. It is the responsibility of the owner or builder, prior to construction, to verify proposed building grade relative to finish grade and utilities connections, and to determine the existence of any assessments, covenants, or restrictions which do not appear on the recorded subdivision plat.

Elevations based on assumed datum unless otherwise indicated, and bearings and distances are record data.

CLIENT: KAREN BROWN
 TERRY BEAL, DYNAMIC REALTY

LEGAL DESCRIPTION
 (SEE ABOVE)

PLAT NO.	SCALE	GRID
N/A	1"=40'	2032

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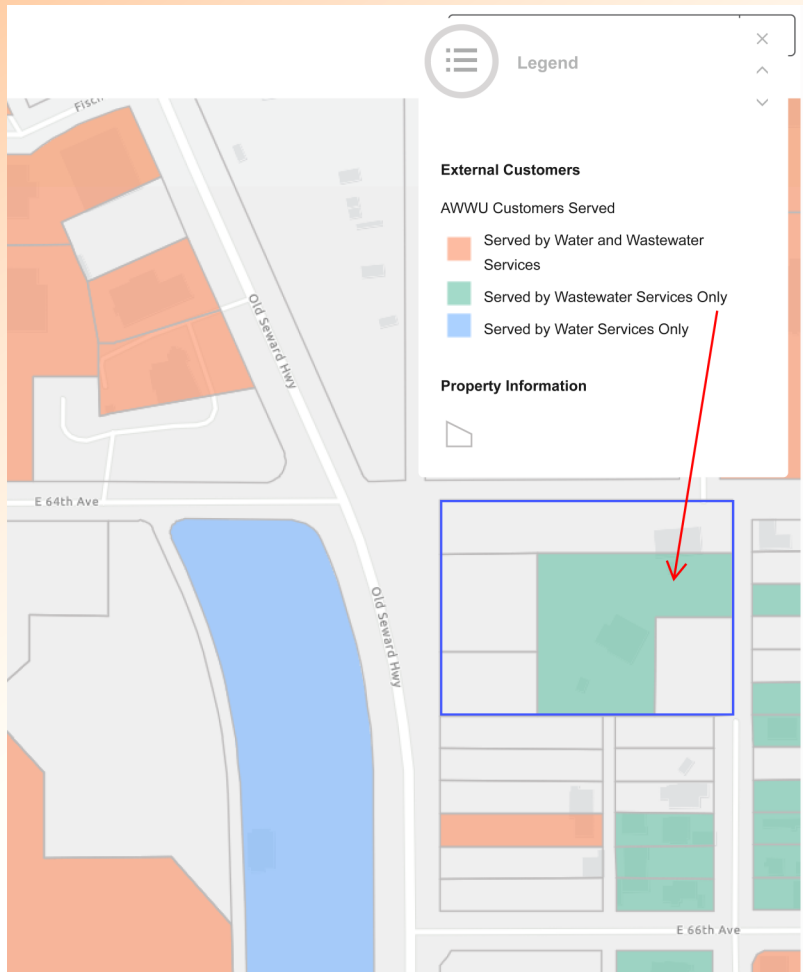
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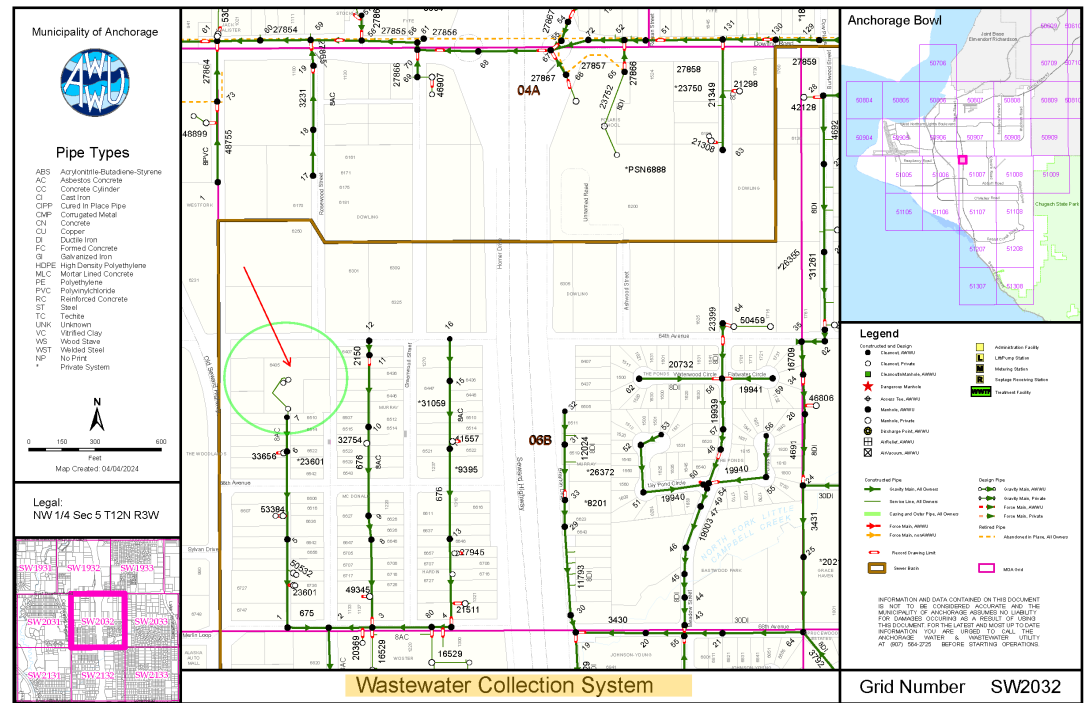
Legend

External Customers

AWWU Customers Served

- Served by Water and Wastewater Services
- Served by Wastewater Services Only
- Served by Water Services Only

Property Information



Municipality of Anchorage

Pipe Types

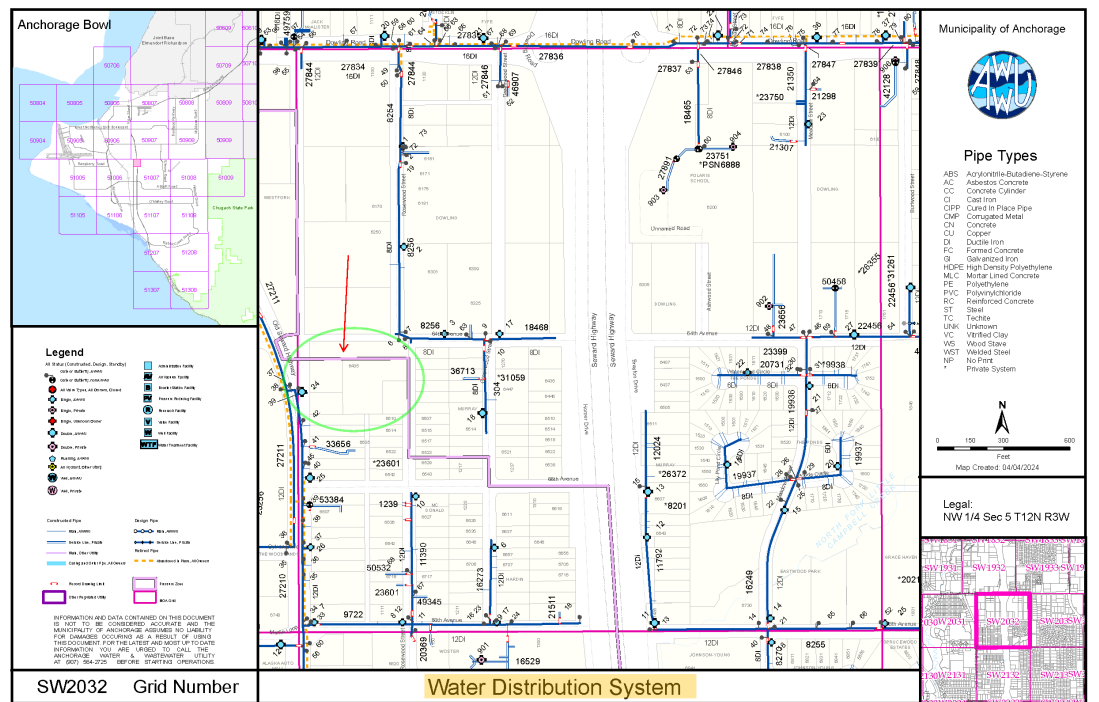
- ABS Acrylonitrile-Butadiene-Styrene
- AC Asbestos Concrete
- CC Concrete Cylinder
- CI Cast Iron
- CPP Cured In Place Pipe
- CMC Corrugated Metal
- CH Concrete
- CU Copper
- DI Ductile Iron
- E Formed Concrete
- G Galvanized Iron
- HDPE High Density Polyethylene
- MLC Metal Lined Concrete
- PE Polyethylene
- PVC Polyvinylchloride
- RC Reinforced Concrete
- ST Steel
- TC Teche
- UHM Ultraham
- VC Vitrified Clay
- VS Wood Stake
- WST Welded Steel
- NP No Pipe System

Legal: NW 1/4 Sec 5 T12N R3W

Map Created: 04/04/2024

Wastewater Collection System

Grid Number SW2032



Municipality of Anchorage

Pipe Types

- ABS Acrylonitrile-Butadiene-Styrene
- AC Asbestos Concrete
- CC Concrete Cylinder
- CI Cast Iron
- CPP Cured In Place Pipe
- CMC Corrugated Metal
- CH Concrete
- CU Copper
- DI Ductile Iron
- E Formed Concrete
- G Galvanized Iron
- HDPE High Density Polyethylene
- MLC Metal Lined Concrete
- PE Polyethylene
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- VC Vitrified Clay
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- WST Welded Steel
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Legal: NW 1/4 Sec 5 T12N R3W

Map Created: 04/04/2024

Water Distribution System

SW2032 Grid Number

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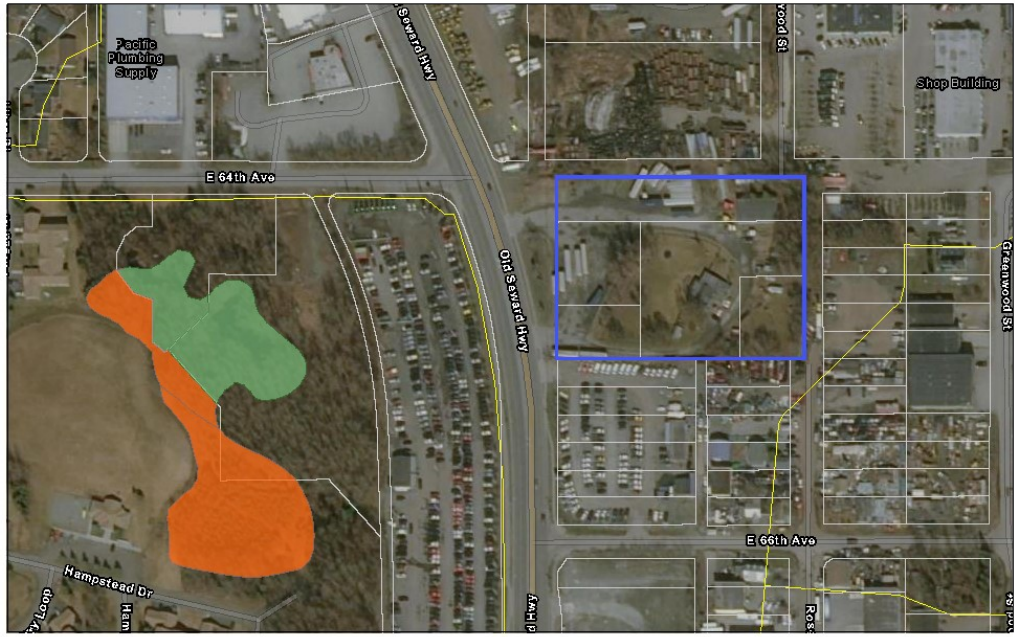
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MOA Wetlands Mapping



MOA Wetlands Mapping



April 30, 2024

1:4,514
 0 0.02 0.04 0.07 mi
 0 0.03 0.06 0.11 km
Mapbox, Microsoft, Mapbox, Microsoft, Alaska-Siberia Borough, Alaska-Siberia Borough, GIS, Municipality of Anchorage, State of Alaska, © OpenStreetMap

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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.

This information has been secured from sources believed to be reliable. However, the owner, BHHS, Lottie Michael, CCIM and/or J Michael James do not make any representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Recipient must verify the information and bears all risk for any inaccuracies.

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)

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

Date: _____

Signature: **Lottie Michael/ Michael James** _____
(Licensee) 

Date: _____

Signature: **X** _____
(Consumer)

Date: _____

Signature: _____
(Consumer)

THIS CONSUMER DISCLOSURE IS NOT A CONTRACT



ALASKA REAL ESTATE COMMISSION WAIVER OF RIGHT TO BE REPRESENTED

About This Form:

Occasionally, a licensee is "representing" a consumer (buyer or lessee) that has interest in acquiring a property where another consumer (seller or lessor) is also "represented" by the same licensee. Prior to showing the property, the licensee must obtain written approval from both consumers to change their working relationship from representation to providing specific assistance in a neutral capacity. AS 08.88.610

In Alaska, real estate licensees are **required by law** to provide this document, prior to providing specific assistance to the parties, in conjunction with the Alaska Real Estate Consumer Disclosure (form 08-4145), outlining the duties of a real estate licensee when acting in a neutral capacity.

Duties of a Neutral Licensee: A neutral licensee is a licensee that provides specific assistance to both consumers in a real estate transaction.

Duties **owed** by a neutral licensee 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;
- e. Timely accounting of all money and property received by a licensee;
- f. Not intentionally taking actions which are adverse or detrimental to a consumer;
- g. Timely disclosure of conflicts of interest to both consumers for whom the licensee is providing specific assistance;
- h. Advising a consumer to seek independent expert counsel if a matter is outside the expertise of a licensee;
- i. Not disclosing consumer confidential information during or after representation without the written consent of the consumer unless required by law; and
- j. Not disclosing the terms or the amount of money a consumer is willing to pay or accept for a property.



	Date		Date
Lottie Michael/ Michael James		BHHS Alaska Realty Commercial Division	
Real Estate Licensee	Date	Real Estate Company	

If authorized by 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 them in reaching an agreement.

Additional Authorization:

I hereby authorize the "neutral" licensee to engage in the following conduct in a good faith effort to assist in reaching final agreement in a real estate transaction:

- Analyzing, providing information, and reporting on the merits of the transaction to each consumer;
- Discussing the price, terms, or conditions that each consumer would or should offer or accept; or
- Suggesting compromises in the consumer's respective bargaining positions.



	Date		Date
--	------	--	------