

135 & 209 N Post Road

SALE PRICE: \$2,910,400

ANCHORAGE, AK 99501

FOR SALE



135 & 209 N Post Rd

Property Highlights

- Two-building industrial offering located off Post Road at 135 & 209 N Post Road.
- Ideal for an owner-user or investor; 135 N Post Road is leased to a well-established tenant through Aug. 2029. 209 N Post Road is vacant and ready for an owner-user or new tenant.
- 135 N Post Road (12,800 SF office-warehouse) including 11,669 SF warehouse, 1,131 SF office, three dock doors, one covered 12'x14' overhead door, and 24' clear height
- 209 N Post Road (14,400 SF office-warehouse) featuring 1,960 SF office, 12,400 SF warehouse, one 12'x14' overhead door, five dock doors, and 24' clear height.
- Long-term ARR Ground Lease recently extended through October 2045, with additional renewal options.
- Total site size: 2.51 acres (109,453 SF) zoned I2 – Heavy Industrial.

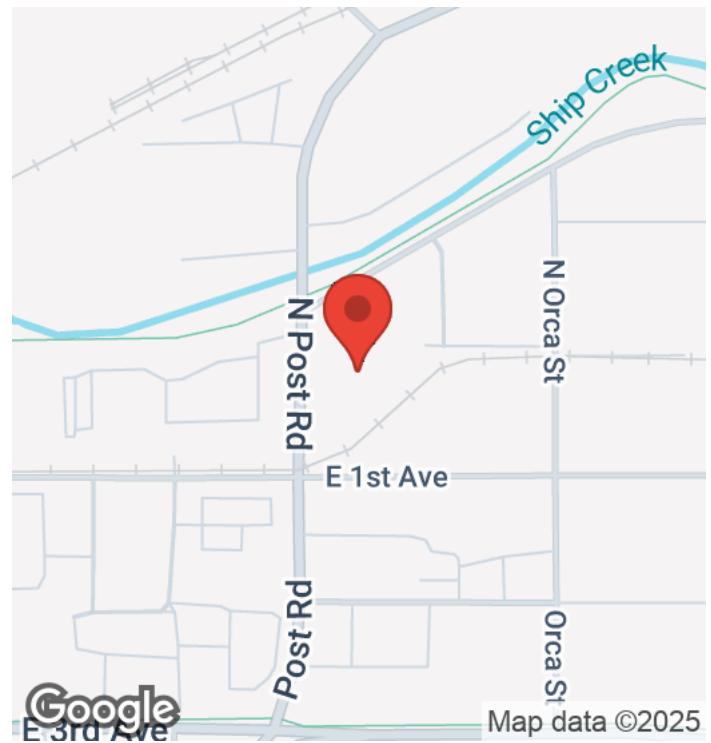


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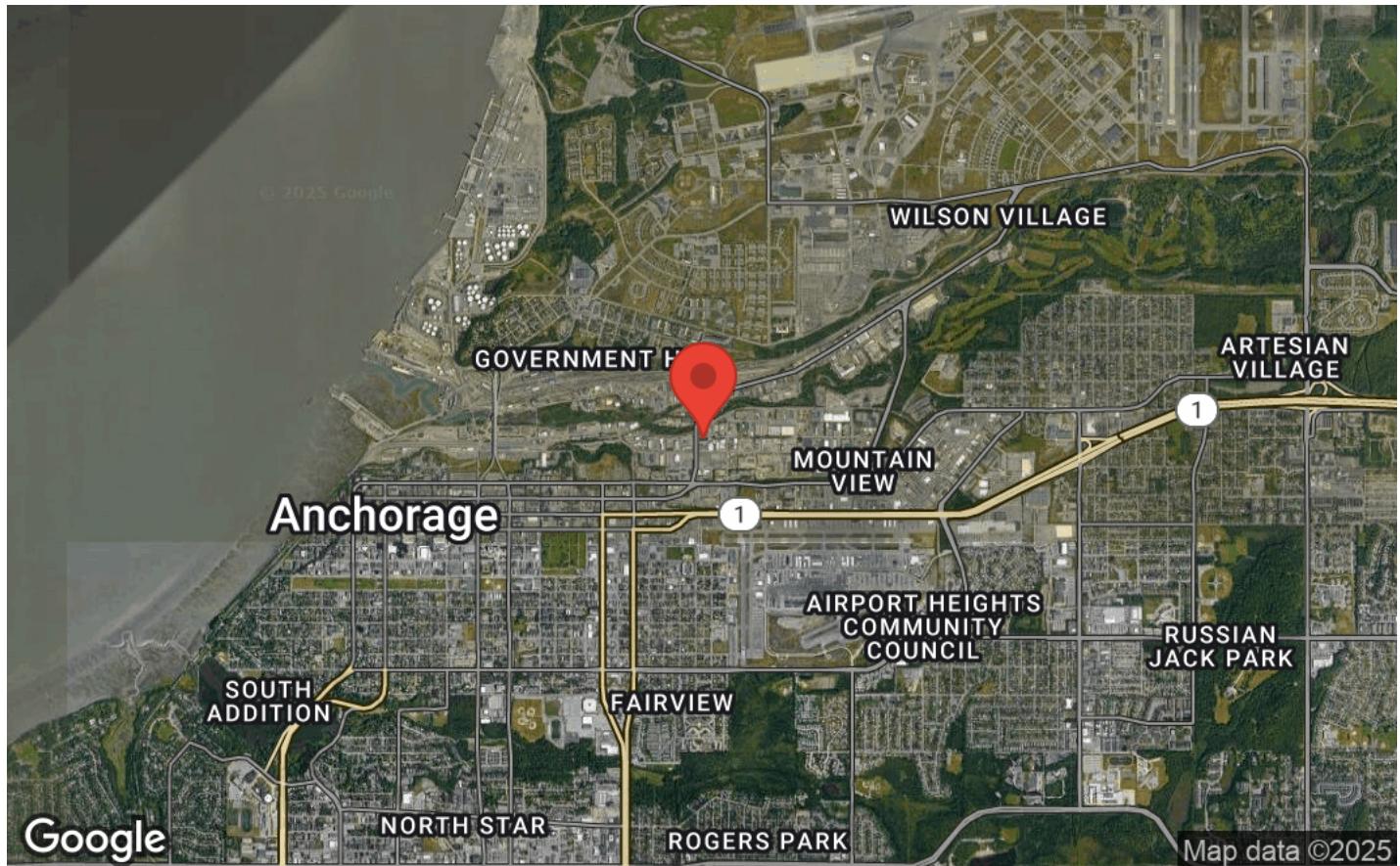
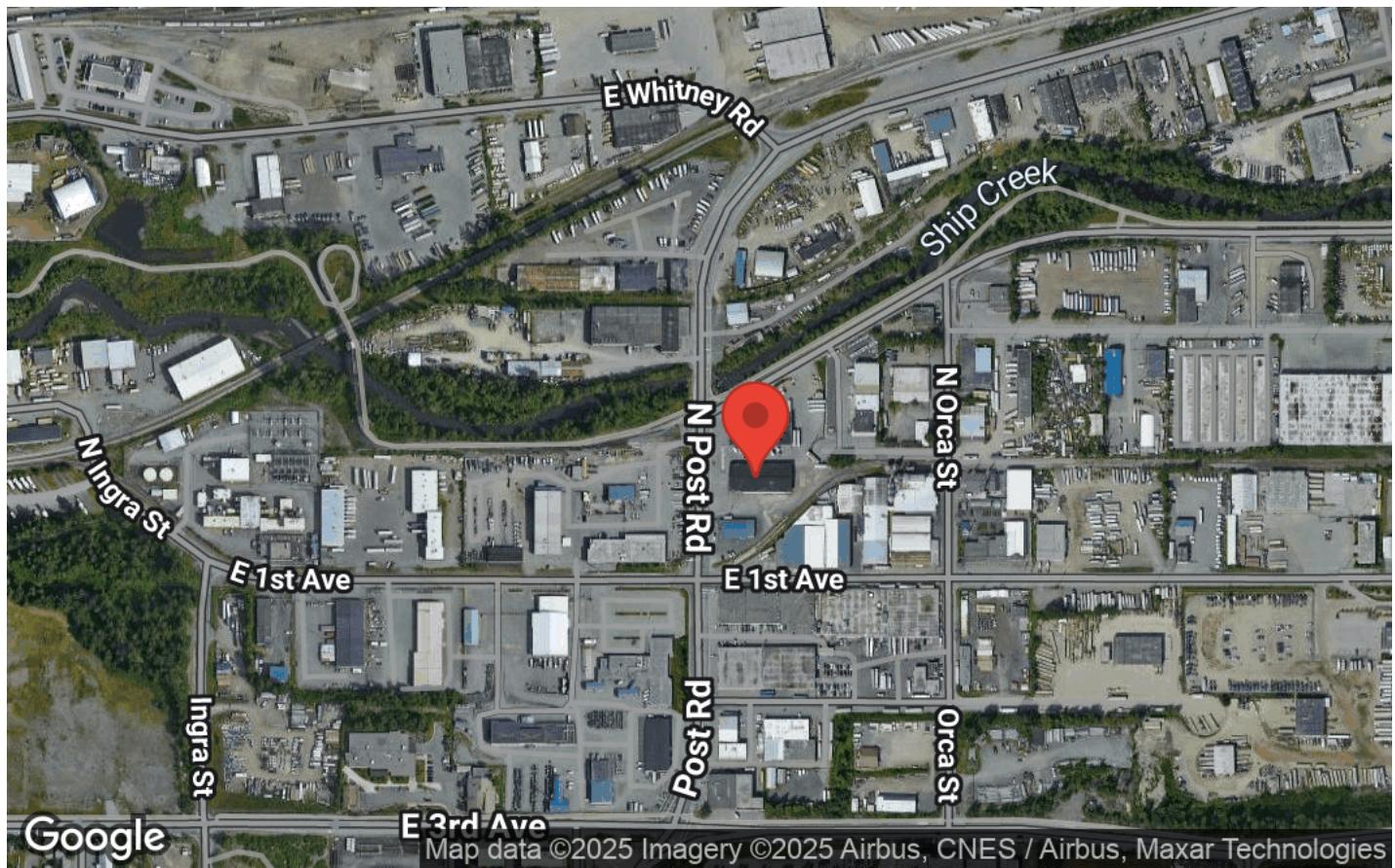
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LOCATION MAPS

135 & 209 N Post Road

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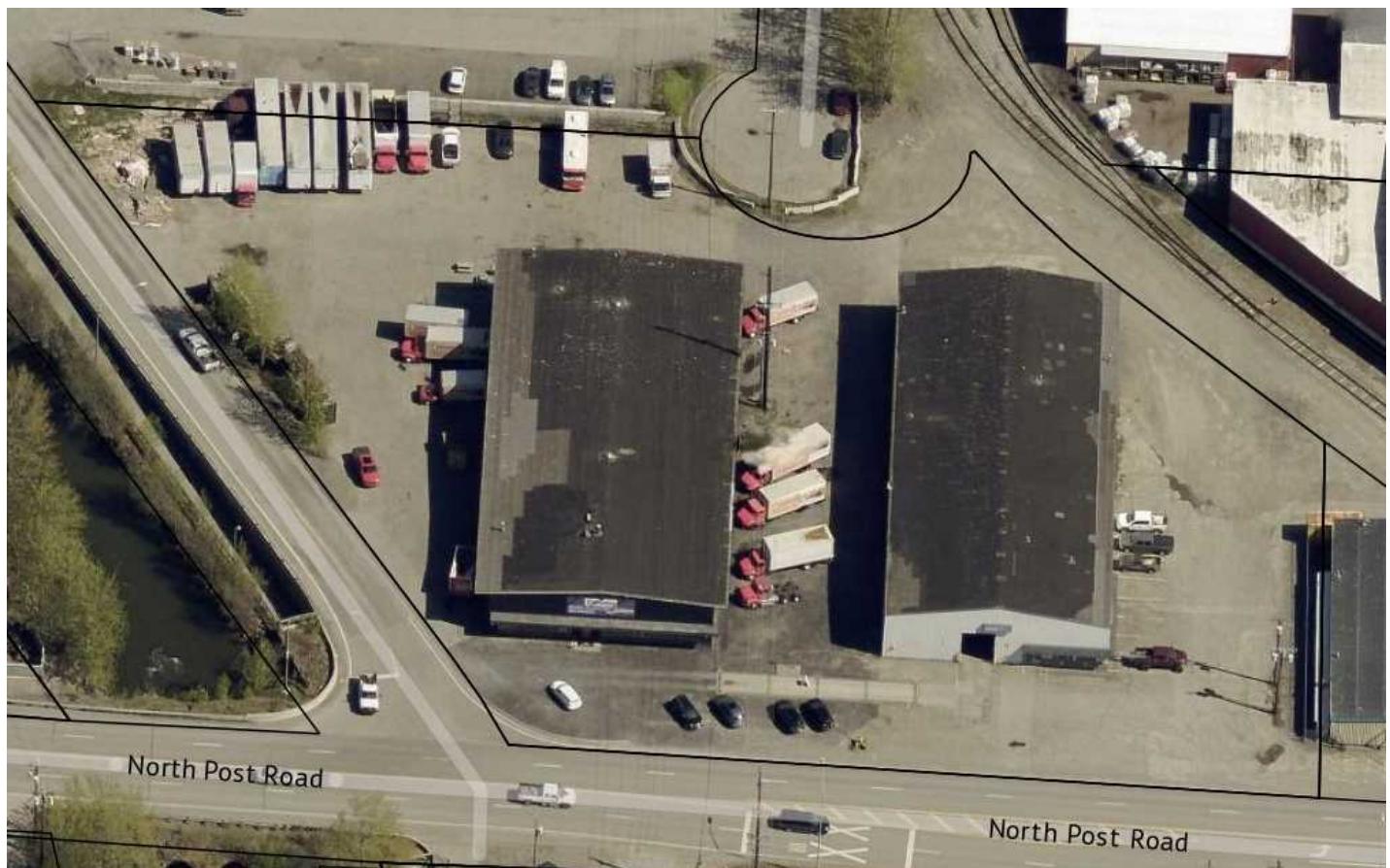


PROPERTY AERIAL

135 & 209 N Post Road

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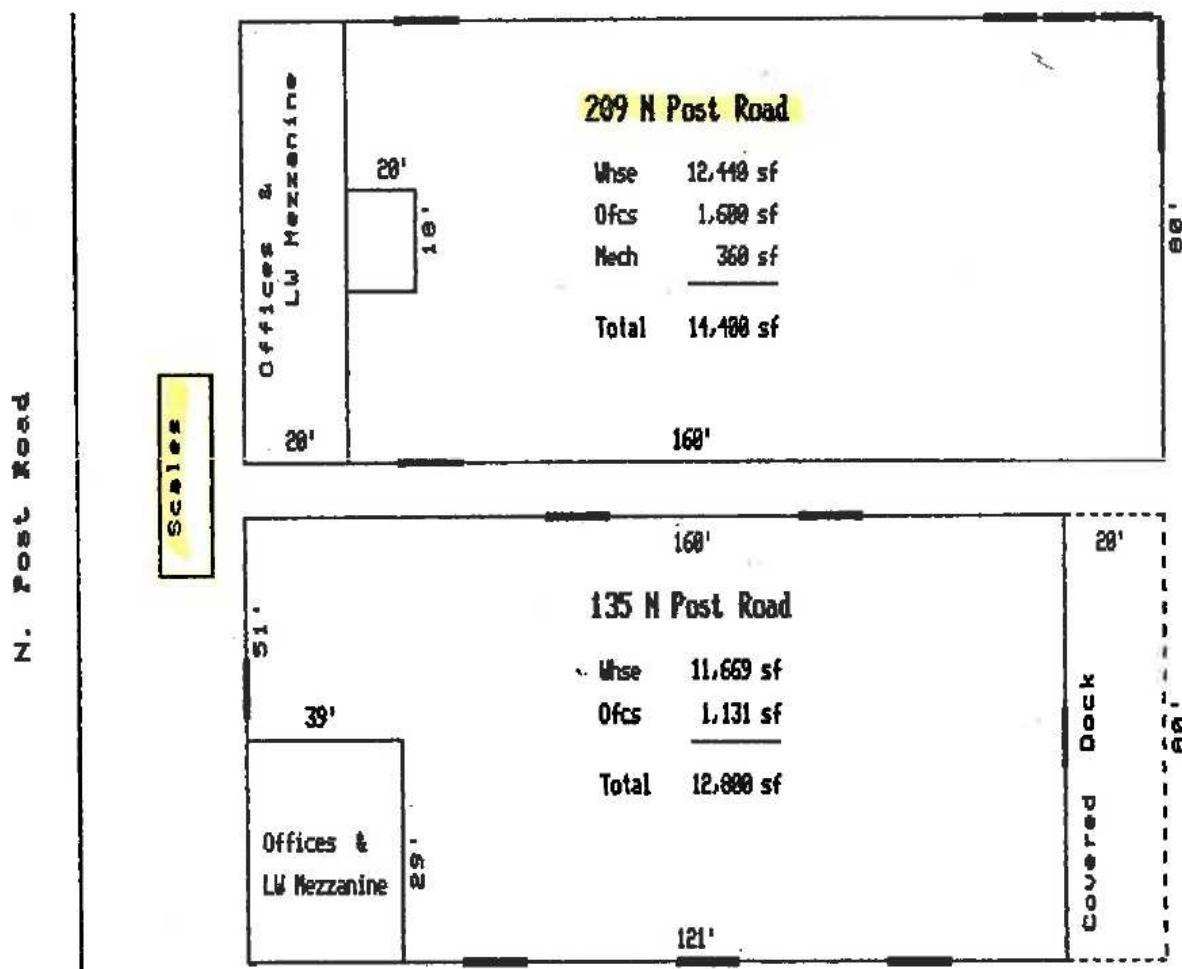


FLOOR PLANS W/ DIMENSIONS & SF

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PROPERTY DESCRIPTION - 135 N POST ROAD

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135 North Post Road

135 N Post Road, Anchorage, AK 99501, comprised of approx. 12,800 square feet of office warehouse, including 11,669 square feet of warehouse and 1,131 square feet of office. Property features (3) dock doors, including (1) covered 12'x14' overhead door, and a clear height of 24'.

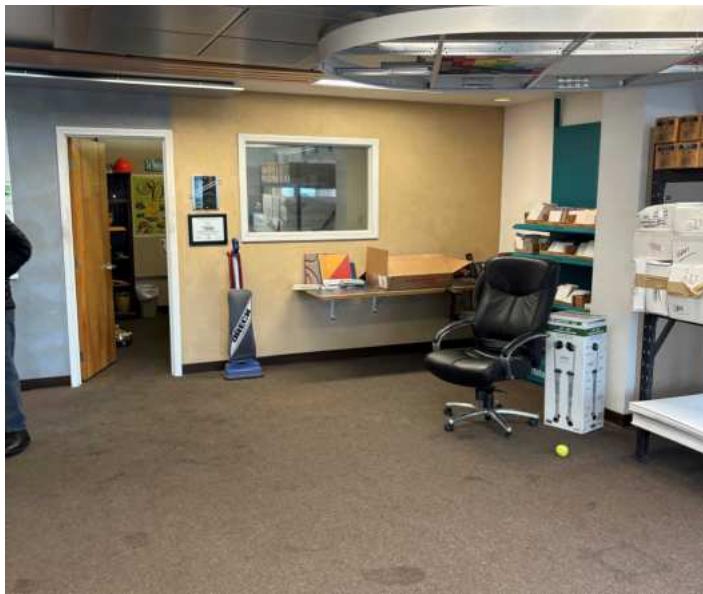


PROPERTY PHOTOS - 135 N POST ROAD

135 & 209 N Post Road

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PROPERTY DESCRIPTION - 209 N POST ROAD

135 & 209 N Post Road

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209 North Post Road

209 N Post Road, Anchorage, AK 99501, comprised of approx. 14,400 square feet of office warehouse, including 1,960 square feet of office, and 12,448 square feet of warehouse. Property features (5) dock doors, (1) 12'x14' overhead door, and a clear height of 24'.



PROPERTY PHOTOS - 209 N POST ROAD

135 & 209 N Post Road

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DEMOGRAPHICS

135 & 209 N Post Road

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Population	1 Mile	3 Miles	5 Miles
Male	6,824	35,979	81,593
Female	4,194	30,270	73,802
Total Population	11,018	66,249	155,395
Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,840	11,869	29,043
Ages 15-24	2,007	10,037	22,860
Ages 25-54	5,311	28,777	67,126
Ages 55-64	1,011	6,836	15,966
Ages 65+	849	8,731	20,401
Race	1 Mile	3 Miles	5 Miles
White	4,858	29,772	73,036
Black	1,085	5,419	11,499
Am In/AK Nat	834	4,121	9,230
Hawaiian	394	2,564	4,848
Hispanic	1,241	7,056	15,648
Asian	870	7,725	19,176
Multi-Racial	1,539	8,745	20,217
Other	197	855	1,725

Income	1 Mile	3 Miles	5 Miles
Median	\$63,590	\$75,736	\$85,122
< \$15,000	461	2,210	3,937
\$15,000-\$24,999	502	2,112	3,596
\$25,000-\$34,999	427	1,691	3,281
\$35,000-\$49,999	299	3,100	6,172
\$50,000-\$74,999	777	4,092	9,879
\$75,000-\$99,999	598	4,070	9,211
\$100,000-\$149,999	705	4,372	11,285
\$150,000-\$199,999	213	2,210	6,496
> \$200,000	193	2,791	7,334

Housing	1 Mile	3 Miles	5 Miles
Total Units	4,726	30,077	68,077
Occupied	4,175	26,648	61,192
Owner Occupied	685	10,125	29,030
Renter Occupied	3,490	16,523	32,162
Vacant	551	3,429	6,885

DISCLAIMER

135 & 209 N Post Road

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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

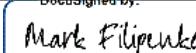
Email: RealEstateCommission@Alaska.GovWebsite: ProfessionalLicense.Alaska.Gov/RealEstateCommission**Alaska Real Estate Commission Consumer Disclosure**

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. 	

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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 –