

**FOR SALE: \$1,475,000**

**Highly Visible and Versatile Warehouse/Retail Building**



**4,375 SF of Retail Facing Arctic Blvd and 5,564 SF of Warehouse**  
**Excellent blend of Retail and Warehouse Plus Excess Land**



**3756 Arctic Blvd**  
**Anchorage, AK 99503**

# PROPERTY INFO

## **Property Highlights:**

- **Location:** Prime retail space facing Arctic Blvd with 9,000 cars driving by daily and excellent visibility. Convenient location in midtown Anchorage.
- **Flexibility:** This building has prime retail frontage, with a supporting warehouse building behind it, as well as a large fenced yard and additional parking. Perfect for a variety of uses, plus the possibility of future expansion.
- **Visibility:** Excellent street visibility with high foot and vehicle traffic.

## **Zoning:**

- B3 – General Business Use except for the yard space lot with is zoned R2.

## **Property Description:**

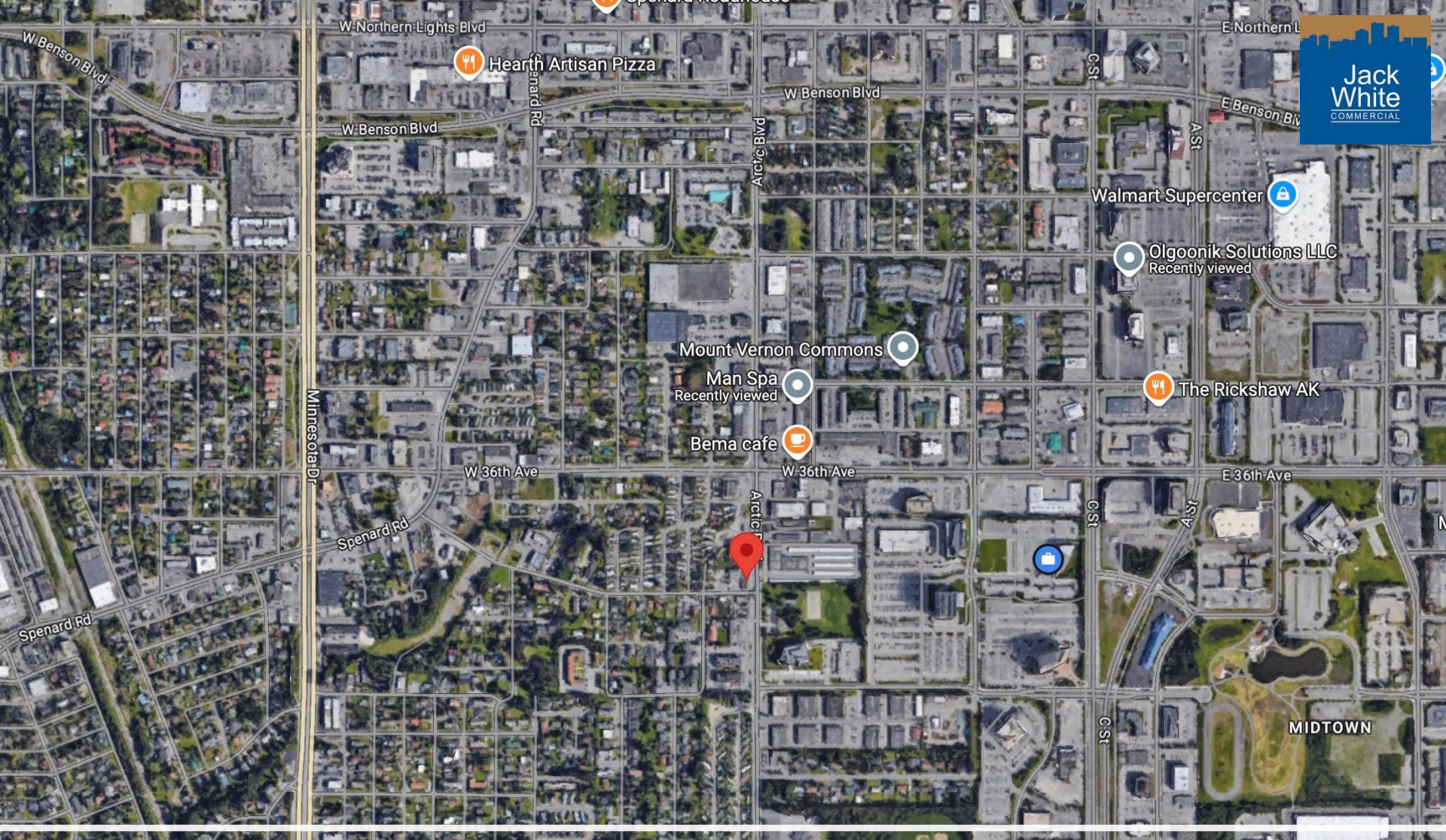
- Almost 10,000 SF of super flexible space that could work for many owner/users. Retail up front, warehouse space in the back, and excess land as well. This property is close to all midtown Anchorage businesses and amenities, making it perfect for an owner/user. Concrete block construction and all public utilities available.



## Property Aerial







# Anchorage City Map





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2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any way.

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If you wish not to pursue negotiations leading to the acquisition of the Property herein or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including the Offering Memorandum.

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