

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:

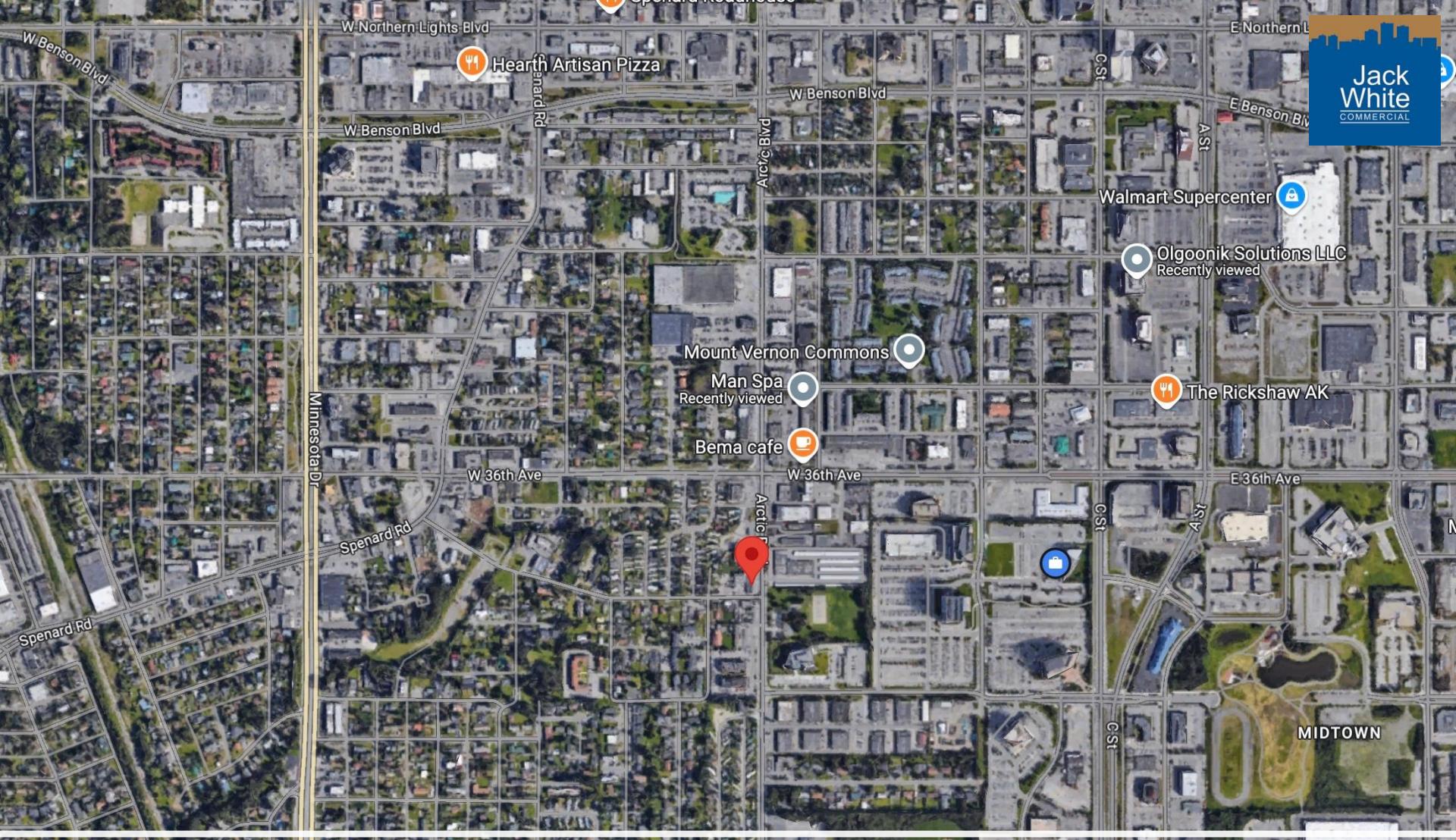
- B3 – General Business Use except for the yard space lot which is zoned R2.

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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