

# Single Tenant NNN-Leased Aircraft Hangar For Sale

## Offering Memorandum

4700 Old International Airport Road, Anchorage, AK 99502

50,680± SF mixed-use aircraft hangar on a 6.2-acre site, with an additional 2.15 acres reserved for parking | Fully leased with 5 years of remaining term



### Contact

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Bond Filipenko Commercial Properties, LLC



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## EXECUTIVE SUMMARY

Bond Filipenko Commercial Properties, serving as the exclusive advisor, is pleased to present the exceptional opportunity to acquire a 50,680-square-foot airport hangar facility on a 6.2-acre site located at 4700 Old International Airport Road, Anchorage, Alaska.

The property is 100% leased to Aleutian Airlines through July 2030, providing investors with immediate, stable cash flow backed by a well-established aviation tenant. Situated on a long-term ground lease with AK DOT, the asset offers durable income and minimal management responsibility in a prime aviation logistics hub.

There is an additional cell-tower income from AT&T that is roughly \$4,000 per month that is not reflected in the reported revenue.

This offering also includes two additional parcels - ADA 31815 Intl Arpt Blk 6 Lt 3 and ADA 02847 Intl Arpt Blk 6 Lt 5A - providing 2.15 acres of dedicated parking that directly supports tenant operations and enhances the overall functionality of the facility.

*Please request an NDA for additional information and due diligence materials.*



## INVESTMENT SUMMARY

<b>Address</b>	4700 Old International Airport Road, Anchorage, AK 99502
<b>Asking Price</b>	\$7,500,000 (8.97% cap rate)
<b>Market</b>	Alaska
<b>Building SF</b>	50,680±
<b>Occupancy</b>	100%
<b>WALT</b>	5 years
<b>Tenant</b>	Aleutian Airlines
<b>Annual Escalations</b>	CPI
<b>In place rent</b>	\$64,000/month NNN

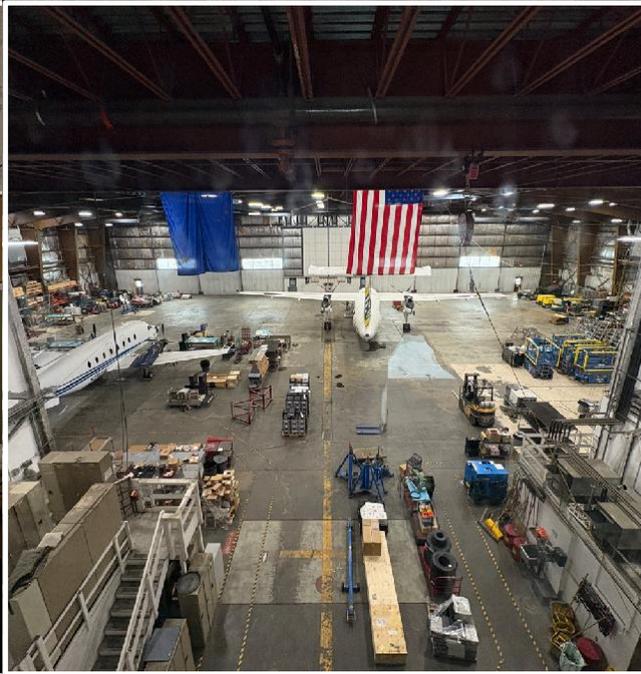
# PROPERTY PROFILE

## PROPERTY OVERVIEW

<b>Building Size</b>	±50,680 SF
<b>Total Land</b>	6.2 Acres & 2.15 Acres of Parking
<b>Year Built</b>	1977
<b>Sprinklers</b>	Yes
<b>Clear Height</b>	40' (per the Muni)
<b>Construction Type</b>	Metal
<b>Roof</b>	Full Replacement (2025)
<b>Zoning</b>	TR - Transition District

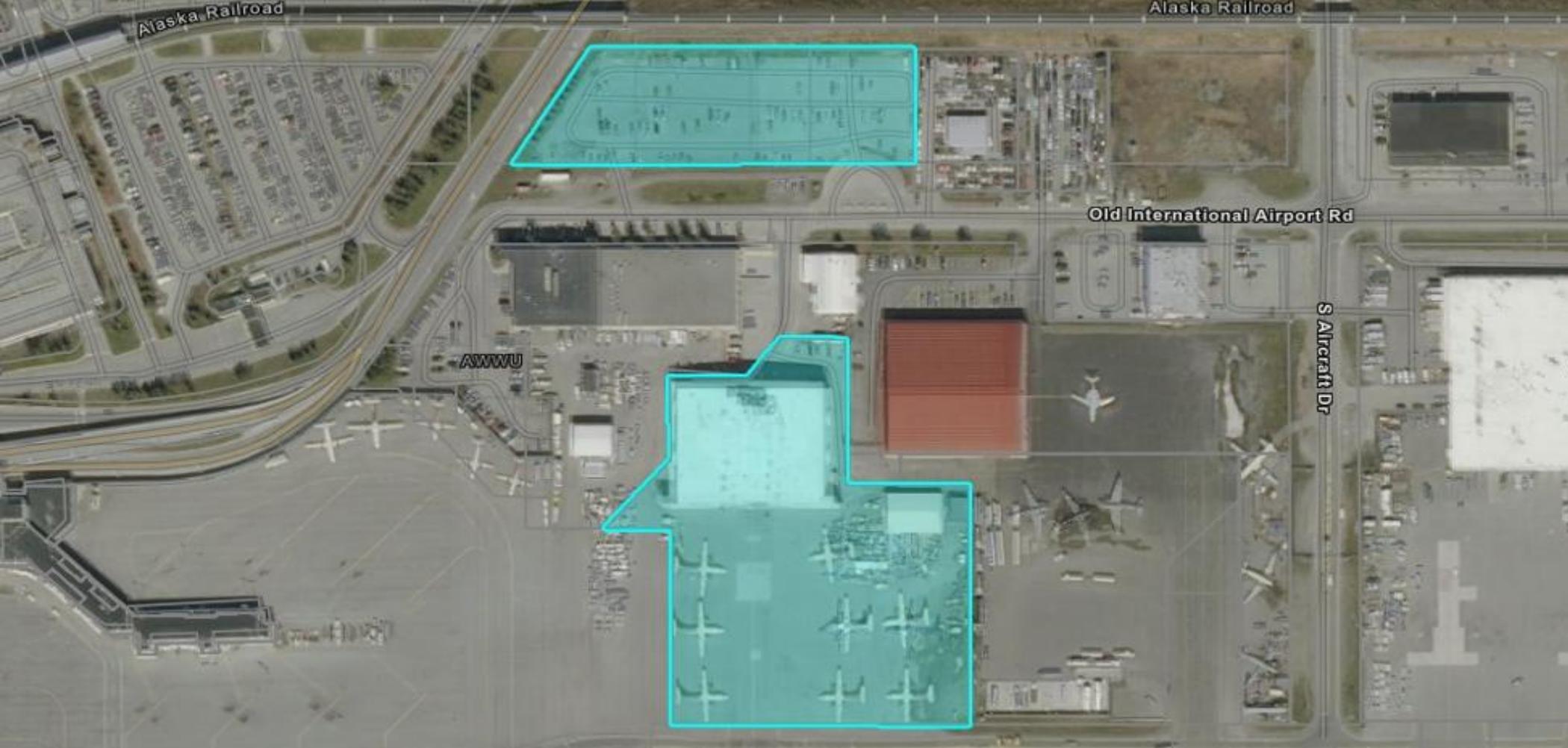


# GALLERY



# RECENT SALE COMPARABLES

International	Date Sold	Interest Transferred	Land (Acres)	Year Built	GBA (SF)	Percent Office	Site Coverage	Sale Price	Underlying Land	Adjusted Sale Improvements	Price/SF	OAR
4025 W. 50th Ave. Anchorage, AK	12/2024	Leasehold	1.90	1981	20,400	31.8%	23.0%	\$2,350,000 (11.7% cap)	N/A	\$2,350,000	\$115.20	11.7%
Alaska Cargo Ctr. 4000 W. 50th Ave. Anchorage, AK	09/2021	Leasehold	4.56	1979/2019	72,383	28.0%	36.5%	\$10,850,000 (8.69% cap)	N/A	\$10,850,000	\$149.90	8.69%
Mike Street Shop 6135 Mike St. Anchorage, AK	11/2022	Fee Simple / Leasehold	0.26	1983	6,880	30.0%	28.0%	\$1,201,988	(\$188,544)	\$1,021,444	\$148.47	7.40%
Schoon St. Office/Warehouse 7820 Schoon St. Anchorage, AK	07/2023	Fee Simple / Leasehold	0.24	1982	5,920	17.0%	56.5%	\$950,000	(\$178,279)	\$771,721	\$130.36	6.80%
Sourdough Express 1800 & 1924 W. 48th Ave. Anchorage, AK	07/2024	Leased Fee	4.12	1983/2013	43,230	44.0%	24.1%	\$6,400,000	(\$2,155,992)	\$4,244,008	\$98.17	7.85%
Alaska Premier Auctions 325 W. Potter Dr. Anchorage, AK	02/2023	Fee Simple / Leasehold	4.00	1980	42,800	11.7%	24.6%	\$6,620,000	(\$2,614,260)	\$4,005,740	\$93.59	8.30%



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