

4500 West 50th Avenue

SALE PRICE: \$575K

ANCHORAGE, AK 99502

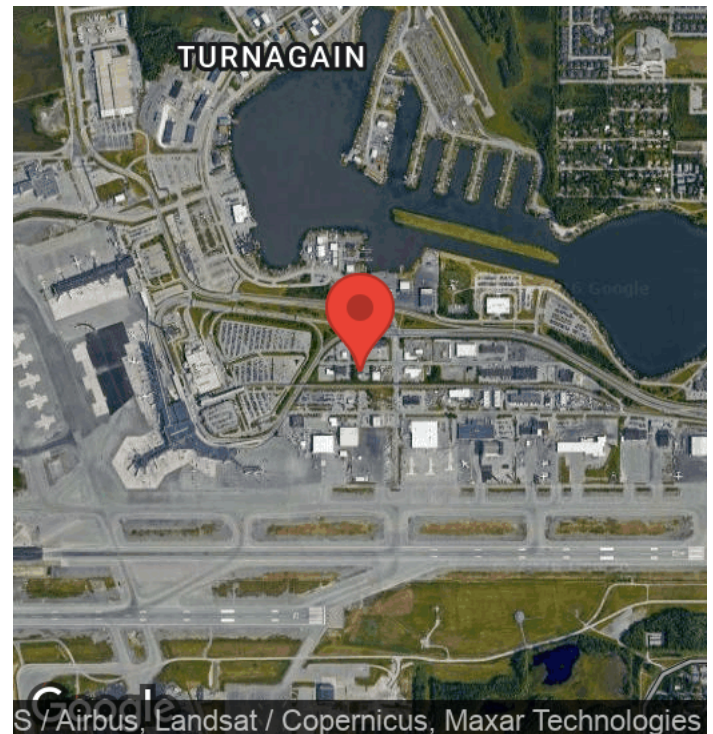
FOR SALE



— 4500 West 50th Avenue —

Property Highlights

- 8,626 Sq. Ft. office building with 540 Sq. Ft. high-ceiling garage for sale near the airport.
- Building is sprinklered with ADA access, a security system, and an elevator.
- Garage equipped with a large 8'x10' overhead door.
- 6,400 SF fully fenced, secure outdoor storage plus on-site parking
- Property is on a ground lease.



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MARK FILIPENKO

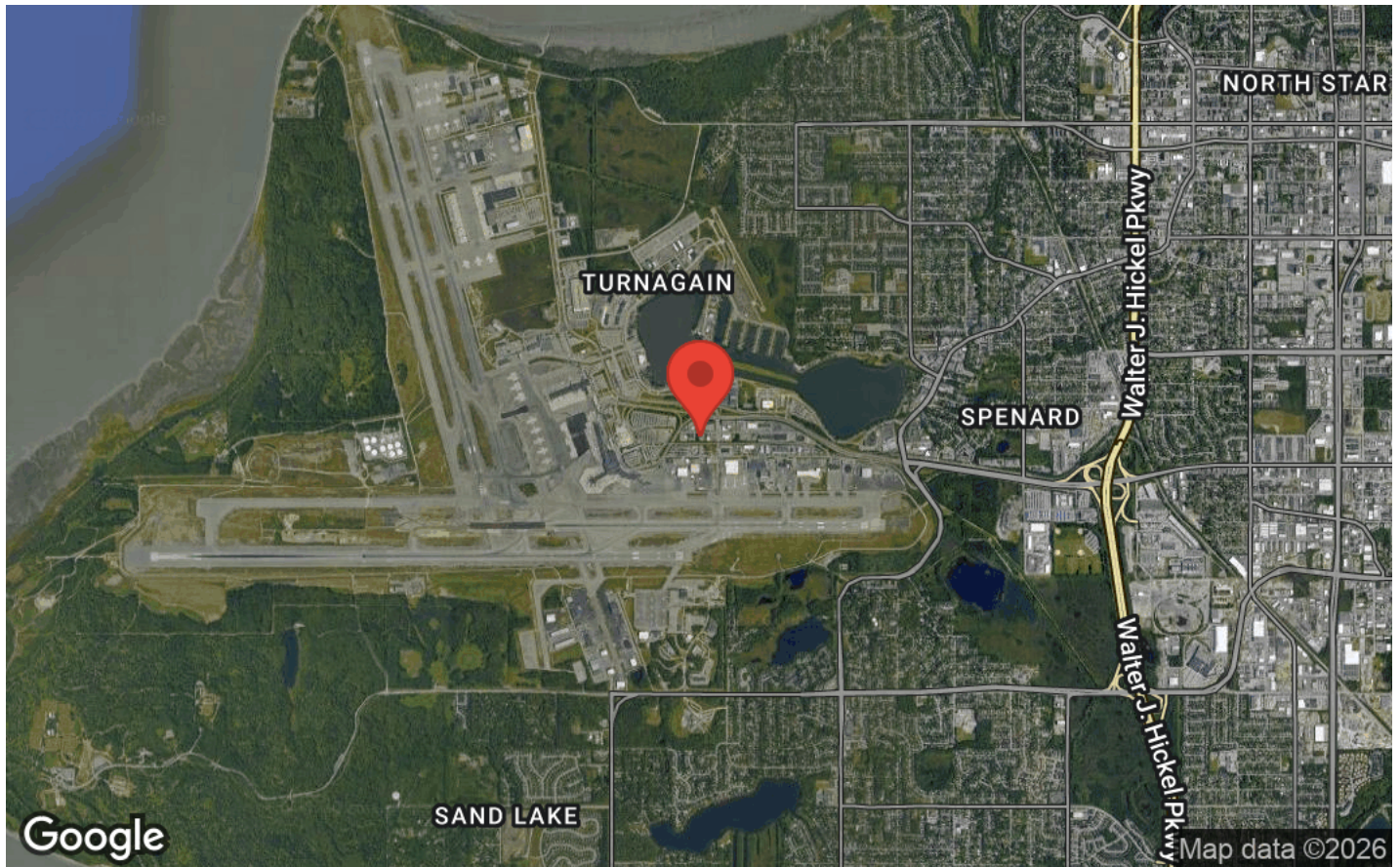
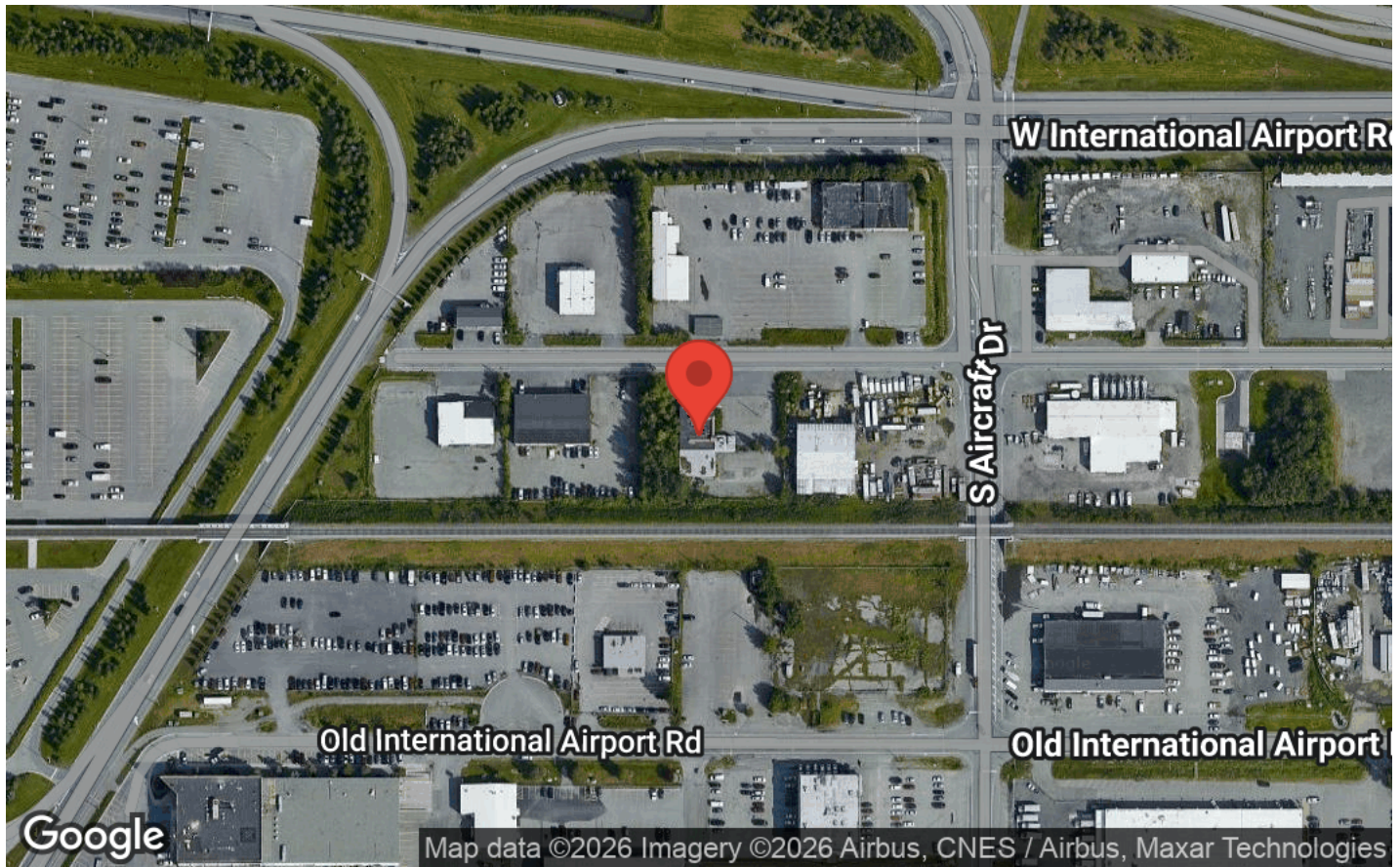
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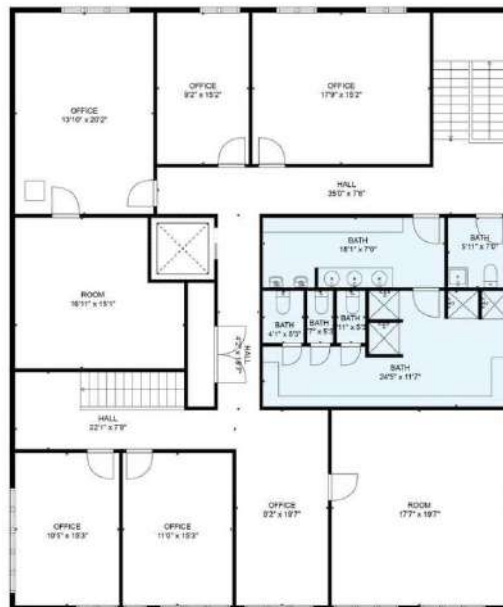
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LOCATION MAPS

4500 W 50th Ave
4500 West 50th Avenue | Anchorage, AK 99502





PROPERTY PHOTOS

4500 W 50th Ave
4500 West 50th Avenue | Anchorage, AK 99502



PROPERTY PHOTOS

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MUNI TAX ASSESSMENT

4500 W 50th Ave
4500 West 50th Avenue | Anchorage, AK 99502

07

PARID: 01029114001
FLOAT ALASKA REAL ESTATE LLC

4500 W 50TH AVE

LUC: 398
TAX YEAR: 2026

Property Information

Property Location: 4500 W 50TH AVE
Class: C - Commercial
Use Code (LUC): 398 - Warehouse
Condo/Unit #: #02181
Tax District: 03
Zoning: TR
Plat #:
HRA #: 000000
Grid #: SW1825
Deeded Acres:
Square Feet: 36,000
Legal Description: ADA 32008 INTL ARPT
BLK 6 LT 10

Economic Link: No

[Show Parcel on Map](#)

Owner

Owner: FLOAT ALASKA REAL ESTATE LLC
Co-Owner:
Care Of: TOM HSIEH
Address: 101 W MISSION BLVD #110-201
City / State / Zip: POMONA, CA 91776 0000
Deed Book/Page: /

Tax Information

Parcel	Roll Type	Tax Year	Cycle	DID	Gross Tax Amount	Res Exemption	Sr/Vet Exemption	IPC Billed	Paid Amount	Net Due	Interest Due	Penalty Due	Costs Due	Total Due	Due Date
01029114001	RP	2025	1		6,428.11			795.54	-7,223.65	.00	.00	.00	.00	.00	06/30/2025
01029114001	RP	2025	2		6,428.10			7.11	-6,435.21	.00	.00	.00	.00	.00	08/31/2025
01029114001	RP	2024	1		6,557.30			827.86	-7,385.16	.00	.00	.00	.00	.00	06/30/2024
01029114001	RP	2024	2		6,557.29			.00	-6,557.29	.00	.00	.00	.00	.00	08/31/2024
01029114001	RP	2023	1		6,822.21			449.83	-7,272.04	.00	.00	.00	.00	.00	06/30/2023
01029114001	RP	2023	2		6,822.21			.00	-6,822.21	.00	.00	.00	.00	.00	08/31/2023
01029114001	RP	2022	1		6,411.84			.00	-6,411.84	.00	.00	.00	.00	.00	07/31/2022
01029114001	RP	2022	2		6,411.84			.00	-6,411.84	.00	.00	.00	.00	.00	09/30/2022
01029114001	RP	2021	1		13,819.53			720.83	-14,540.36	.00	.00	.00	.00	.00	06/15/2021
01029114001	RP	2020	1		13,714.20			45.00	-13,759.20	.00	.00	.00	.00	.00	07/15/2020
01029114001	RP	2019	1		13,431.56			.00	-13,431.56	.00	.00	.00	.00	.00	06/15/2019
01029114001	RP	2018	1		13,472.60			711.02	-14,183.62	.00	.00	.00	.00	.00	06/15/2018
01029114001	RP	2017	1		13,559.99			.00	-13,559.99	.00	.00	.00	.00	.00	06/15/2017
01029114001	RP	2016	1		12,915.58			.00	-12,915.58	.00	.00	.00	.00	.00	06/15/2016

[Make a Payment](#)

Assessed Value

Tax Year	Roll Type	LUC	Class	Land	Building	Total Appraised
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2026 RP 398 C 214,100 602,000 816,100

Taxable Value

Net Taxable Value	816,100
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Land Summary

Land Line #	Zoning	Size (Square Feet)	NBHD
1	TR	36,000	C10A03

Land Characteristics

Line #	
1	LOCAT -20 -

Commercial

Card:	1
Building Number:	01
Structure Code:	353 - OFFICE BLDG L/R 1-4S
Year Built:	1973
Effective Year Built:	1985
Units:	
Identical Units	1
Class:	C - Commercial
Gross Building Area:	8,626

Interior/Exterior Summary

Card	Line #	From Floor	To Floor	Type	Wall Height	Construction Type	Area
1	1	01	01	AUTO PARTS/SERVICE	9	1-WOOD FRAME	600
1	2	P1	P1	SUPPORT AREA	9	1-WOOD FRAME	300
1	3	01	01	OFFICES	9	1-WOOD FRAME	4,726
1	4	02	02	OFFICES	9	1-WOOD FRAME	3,000
Total:							8,626

Commercial Features

Card	Line #	Code	Int/Ext Line	Measure 1	Measure 2	Elevator Stops	Identical Units
1	1	VE1-VENTILATION, OFF/RET	1	8526	1		1
1	2	SS1-WET SPRINKLER	1	8526	1		1
1	3	OD1-OVERHEAD DR-WOOD/MTL	1	10	8		1
1	4	EL2-ELEVATOR,ELEC PSNGR	1	60000	1	0	1

OBY - Detached Structures

Description:	Year Built:	Width:	Length:	Area:
FC2 - FENCE, PICKETT	1994			400
FC1 - FENCE, CHAIN LINK	1994			2,610
PC1 - PAVING CONCRETE AVG	1994			200
LT5 - LIGHT MERC VA-POLE AND BRK INC	1991			1
PA1 - PAVING, ASPHALT PARKING	1991			25,000

Entrances

Visit Date:	Measure Date:	Entrance Source:
27-OCT-2014		6-Desk Edit to CAMA record (NOT Inspected)
07-AUG-2015		9-Quick Re-Inventory Inspection
24-JUL-2025		10-Physically present with photo of front

Permits

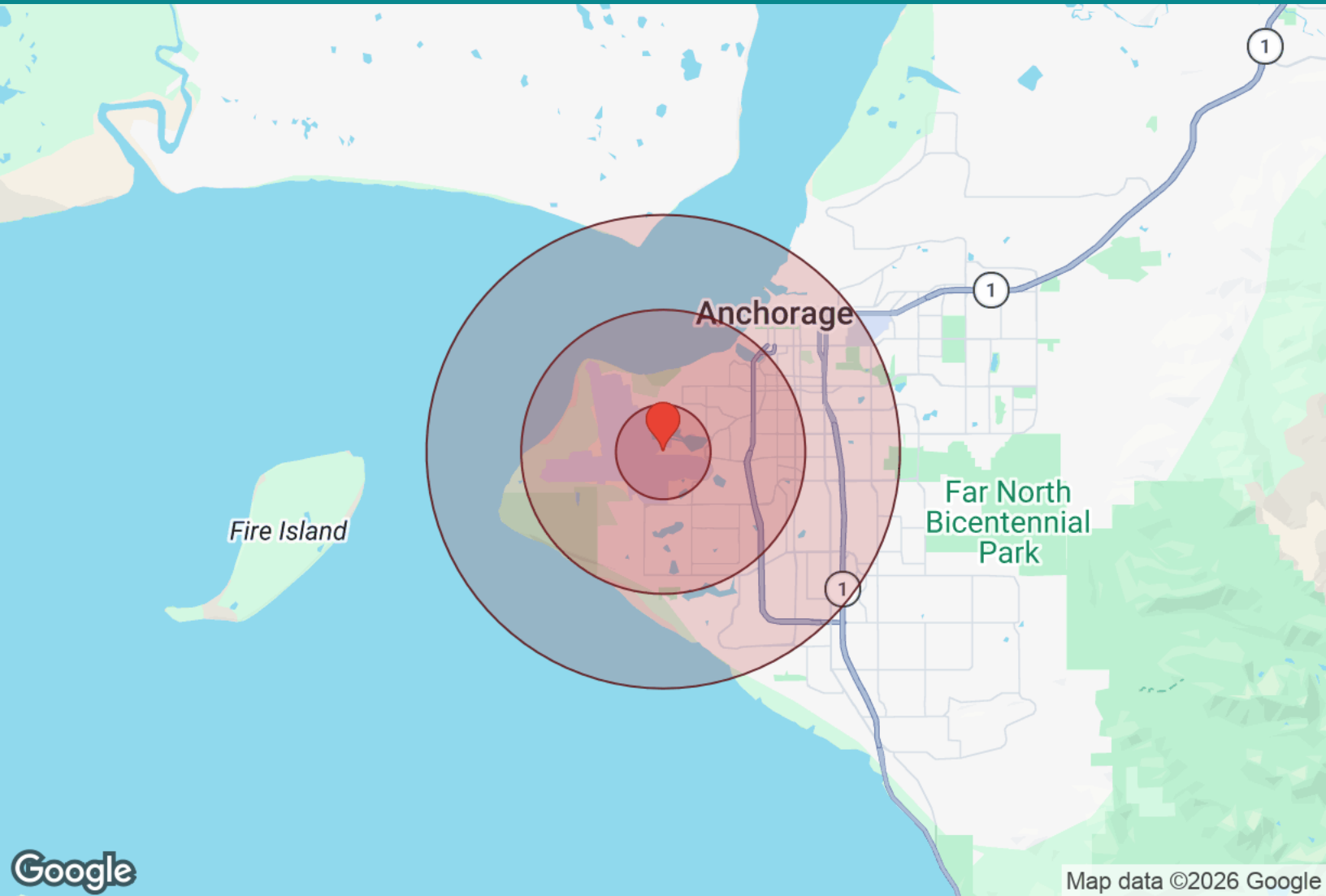
Permit #:	Permit Date:	Purpose:	Amount:
99 5685	02-AUG-1999	-	\$25,550
10 4452	08-JUN-2010	-	\$27,000
E14-2291	23-OCT-2014	-	\$4,000
F22-1315	14-SEP-2022	-	\$5,000

Appraised Value History

Tax Year	Roll Type	LUC	Class	Land	Improvements	Total Appraised
2026	RP	398	C	214,100	602,000	816,100
2025	RP	398	C	219,700	594,500	814,200
2024	RP	398	C	224,900	587,400	812,300
2023	RP	398	C	220,900	580,300	801,200
2022	RP	398	C	225,200	536,300	761,500
2021	RP	398	C	224,800	542,100	766,900
2020	RP	398	C	223,900	578,100	802,000
2019	RP	398	C	222,700	598,300	821,000
2018	RP	398	C	225,800	595,700	821,500
2017	RP	398	C	228,600	637,300	865,900

DEMOGRAPHICS

4500 W 50th Ave
 4500 West 50th Avenue | Anchorage, AK 99502



Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	715	27,027	61,028
Female	682	26,218	56,406
Total Population	1,397	53,245	117,434
Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	843	28,822	60,338
Black	41	2,039	5,825
Am In/AK Nat	64	2,865	6,682
Hawaiian	35	1,187	2,795
Hispanic	90	4,574	10,921
Asian	170	6,581	15,079
Multiracial	138	6,698	14,609
Other	16	485	1,186
Housing	1 Mile	3 Miles	5 Miles
Total Units	626	24,272	53,419
Occupied	568	21,948	48,135
Owner Occupied	395	12,567	25,891
Renter Occupied	173	9,381	22,244
Vacant	58	2,324	5,284

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	286	9,534	20,609
Ages 15 - 24	128	6,352	14,652
Ages 25 - 54	599	23,224	52,000
Ages 55 - 64	158	6,131	13,198
Ages 65+	226	8,003	16,975

Income	1 Mile	3 Miles	5 Miles
Median	\$125,349	\$105,422	\$98,781
Under \$15k	21	926	2,615
\$15k - \$25k	4	647	2,056
\$25k - \$35k	1	943	2,154
\$35k - \$50k	29	1,962	4,427
\$50k - \$75k	98	2,540	6,444
\$75k - \$100k	84	3,463	6,697
\$100k - \$150k	131	4,442	9,652
\$150k - \$200k	87	2,984	6,142
Over \$200k	112	4,041	7,948

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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.Gov
Website: 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 initialed 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>Consumer Initials: _____ / _____ Date: _____</p>	<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. <p>Consumer Initials: _____ / _____ Date: _____</p>

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. <p>Consumer Initials: _____ / _____ Date: _____ (Must attach Waiver of Right to be Represented)</p>

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:	<small>DocuSigned by:</small> <i>Mark Filipenko</i>	Date:	9/25/2024
Consumer Name:		Signature:	<small>3AAF21CF438A460...</small>	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 –