



ZELENER GROUP LLC
INVEST • DEVELOP • MANAGE

FOR SALE

441 W 5th Ave, Anchorage Alaska 99501



Kevin Hennigan
Bond Filipenko Commercial
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Email: Kevin@Zelenergroup.com

The information contained herein was obtained from Owners or their Representatives. While the Zelener Group Believes the information presented herein is deemed reliable, it is not guaranteed.



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Details

Price: \$6,450,000

Estimated 2022 NOI: \$586,149*

Occupancy 100%*

Cap Rate: 9.09%

Building Address: 441 W 5th Ave, Anchorage, AK

Tax records show address as 429 E Street

Legal Description: Original BLK 43 LT 7

Zoning: B2C

Municipal Tax Parcel Number: 002-105-08

**Building Area: 34,518 SF (Gross SF)
29,970 (Rentable SF)**

*Zelener Group to lease back any vacancy for 12 months upon closing.

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Summary

The Solar Building is a 5-Story Office Building located in the heart of Downtown Anchorage. Situated at the corner of 5th and E Street the building is directly across from Town Square/Performing Arts Center, Anchorage Convention Center and the 5th Ave mall. The Zelener Group has owned this building since 2010 and have invested over \$2.2 million dollars in Renovations and Tenant Improvements. Some of the Current Tenants include Fat Ptarmigan Pizza, Anchorage Cider House, Wild Scoops Ice-cream and established office tenants.

Capital Improvements:

2011 Roof Reinsulated and Reroofed - \$83,090

2011 Solar Panel System (96 panels) - \$124,064

2011 New 60 Ton HVAC Chiller - \$123,370

2011-2021 Interior – \$767,941

2011-2021 Exterior – \$145,710

2012 Elevator Modernization and New interior - \$168,280

2012 5 New High Eff. Boilers - \$183,073 (5 individual Boilers)

2012 Lobby and Staircases - \$246,567

2013 Bathrooms - \$143,379

2013 Fire Sprinkler System - \$234,955

Total - \$2,220,429

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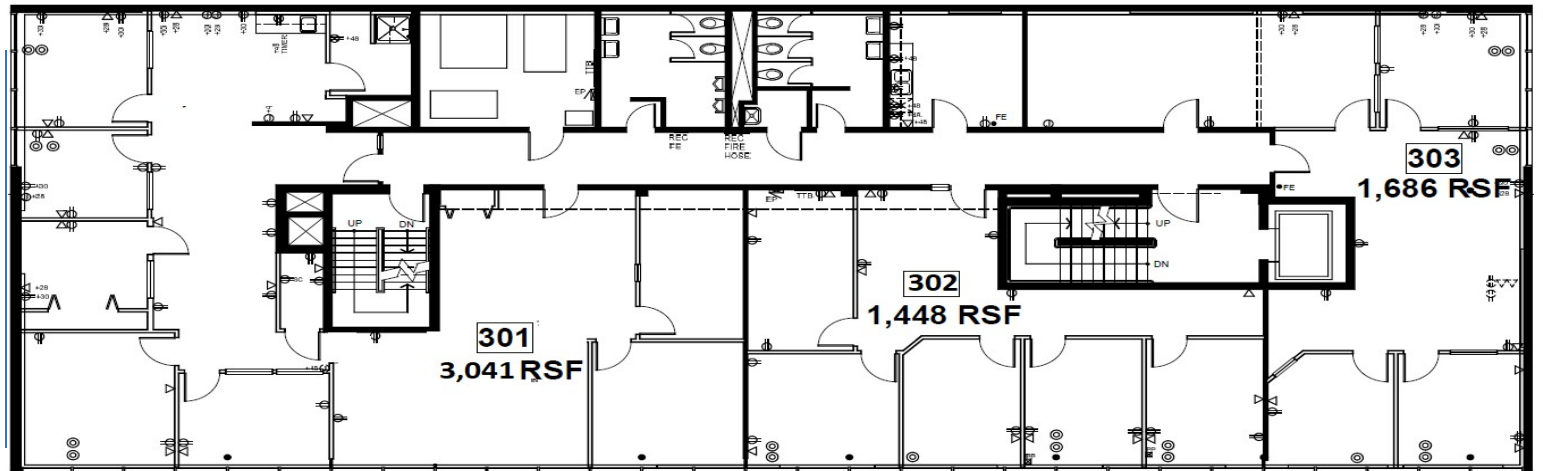
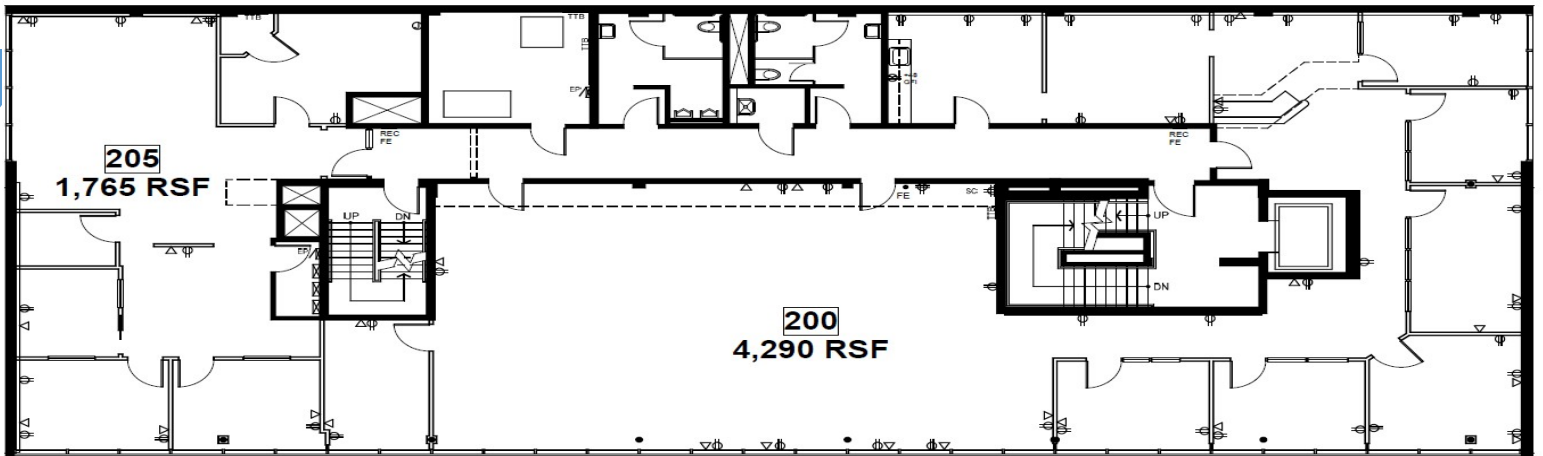
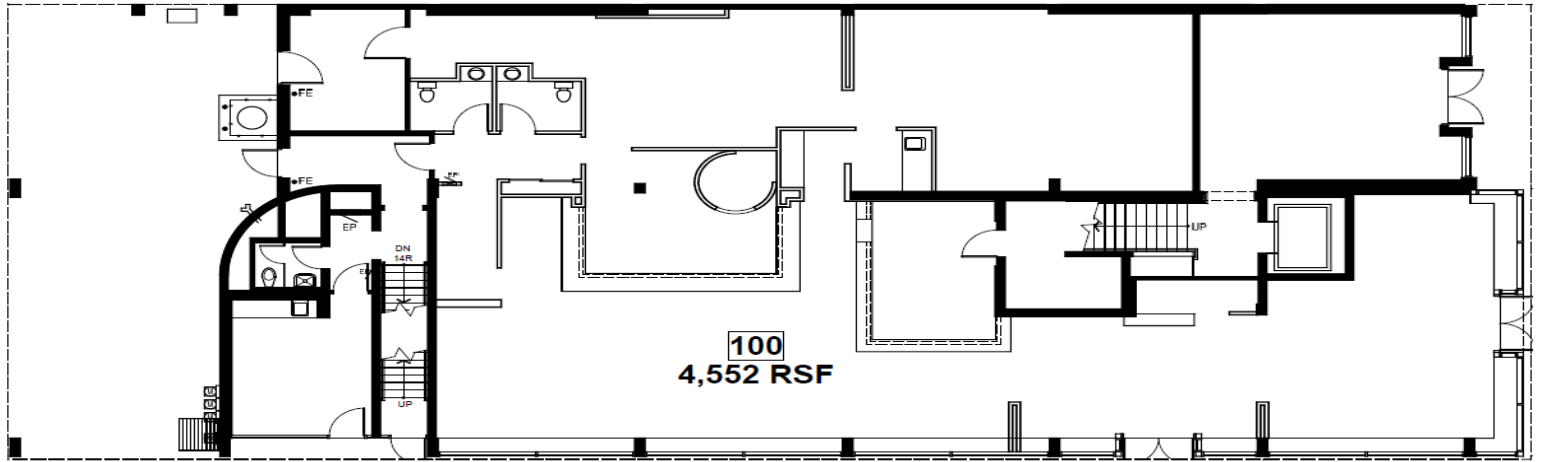
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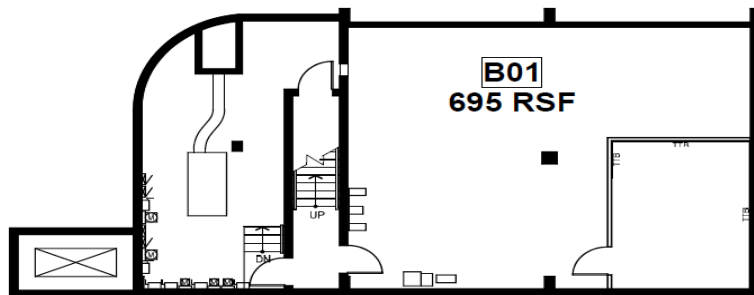
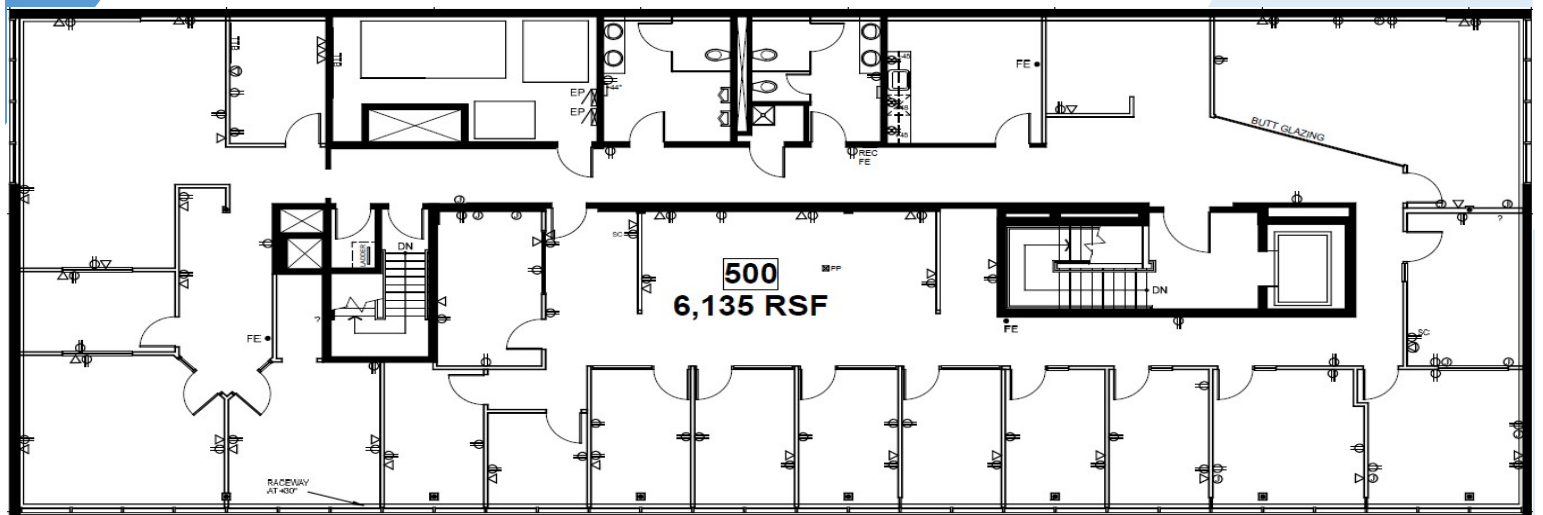
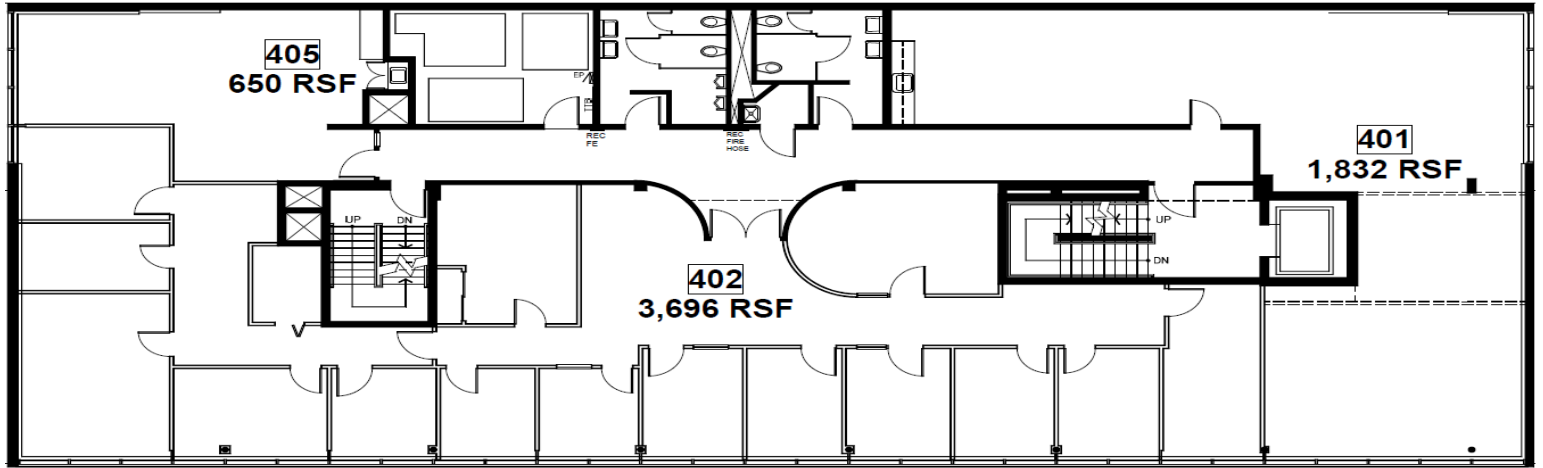
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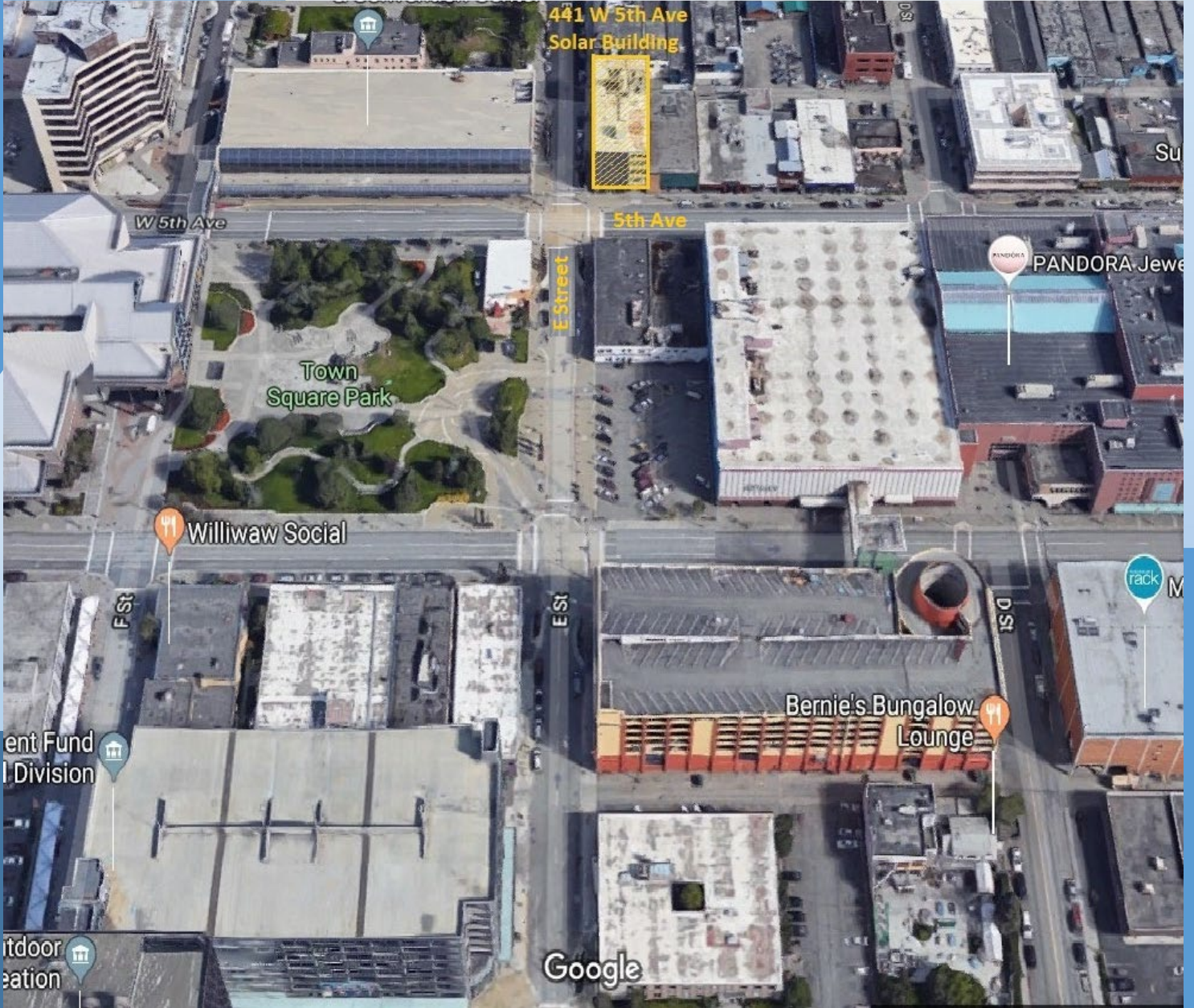
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