

2404 Barrow Street, Anchorage - \$595,000.00

***MIDTOWN OFFICE AND WAREHOUSE
AVAILABLE FOR SALE!***



**BERKSHIRE
HATHAWAY**
HomeServices

Alaska Realty

COMMERCIAL DIVISION

LOTTIE MICHAEL, CCIM

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LISTING SUMMARY

Address	2404 Barrow
Geographic Area	Anchorage
Legal	Lot 4, Block 6, Pearl V Smith
Structure	Two story, office-warehouse, single tenant
Building Sq.Ft.	5,201 SF / Ground floor 2,700 SF
Age	1957
Construction	Metal frame, with wood/metal siding. Heat provided by modine heaters in warehouse and newly installed gas fired boiler.
Lot coverage	8,550
Zoning	B-3SL (General Business/ Limitations)
Parking	On-Site
Utilities	Electric - Chugach Natural Gas- Enstar Water/Sewer - AWWU



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PROPERTY DETAILS

Midtown warehouse space now available for lease. Formerly occupied by Wolf's Maytag as its office and parts warehouse facility. The property features approximately 1,240 SF of front office space, 1,458 SF of warehouse area, and a 2,501 SF second-floor mezzanine. Building is equipped with an electric conveyor system to assist with loading materials to the upper level. Ideal for parts distribution, service operations, storage, or light industrial users.



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