

# I-2 SHOP FOR SALE



- 2221 Cinnabar Loop
- \$875,000
- 23,409 SF Lot
- 3,000 SF Shop - 864 SF Office
- South Anchorage
- I2 - Heavy Industrial
- 2 Overhead Doors
- Fenced & Secure
- 18 feet Ceiling
- 4,600 SF of Paved Lot
- 3-Phase Power
- Floor Drains
- Major traffic and arterials nearby!



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# Offering Summary

<u>Address and Legal Description</u>	2221 Cinnabar Loop, Anchorage, AK 99507  Lot Nineteen (19), Block Two (2), EAST DIMOND CENTER SUBDIVISION, according to the official plat thereof, filed under Plat Number 84-113, Records of the Anchorage Recording District, Third Judicial District, State of Alaska.
<u>Offering Price</u>	\$875,000
<u>Land</u>	23,409 SF Lot 3,864 SF Building
<u>Current Owner</u> <u>Future Tenant</u>	<ul style="list-style-type: none"><li>- Tester Drilling Services Inc.</li><li>- Seller wants to sell, stay &amp; pay \$5,000 rent for 18-months</li></ul>
<u>Drive Times</u>	7 minutes: All of South Anchorage and then some. 15 minutes: ALL OF ANCHORAGE 30 minutes: North to Chugiak, all of Eagle River, and South to Indian. This property is located close to many major traffic arteries, making it very easy to get around!
<u>Traffic Counts</u>	Cinnabar Loop is relatively quiet when it comes to traffic. However, this property is very close to the Seward Highway, Abbott Road, and Dimond Boulevard which are all major traffic arteries - on average - the Seward Highway gets 45,000+ vehicles per day, Abbott get 32,000+ vehicles per day, and Dimond gets 34,000+ vehicles per day.

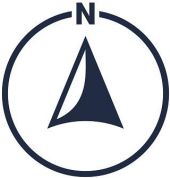
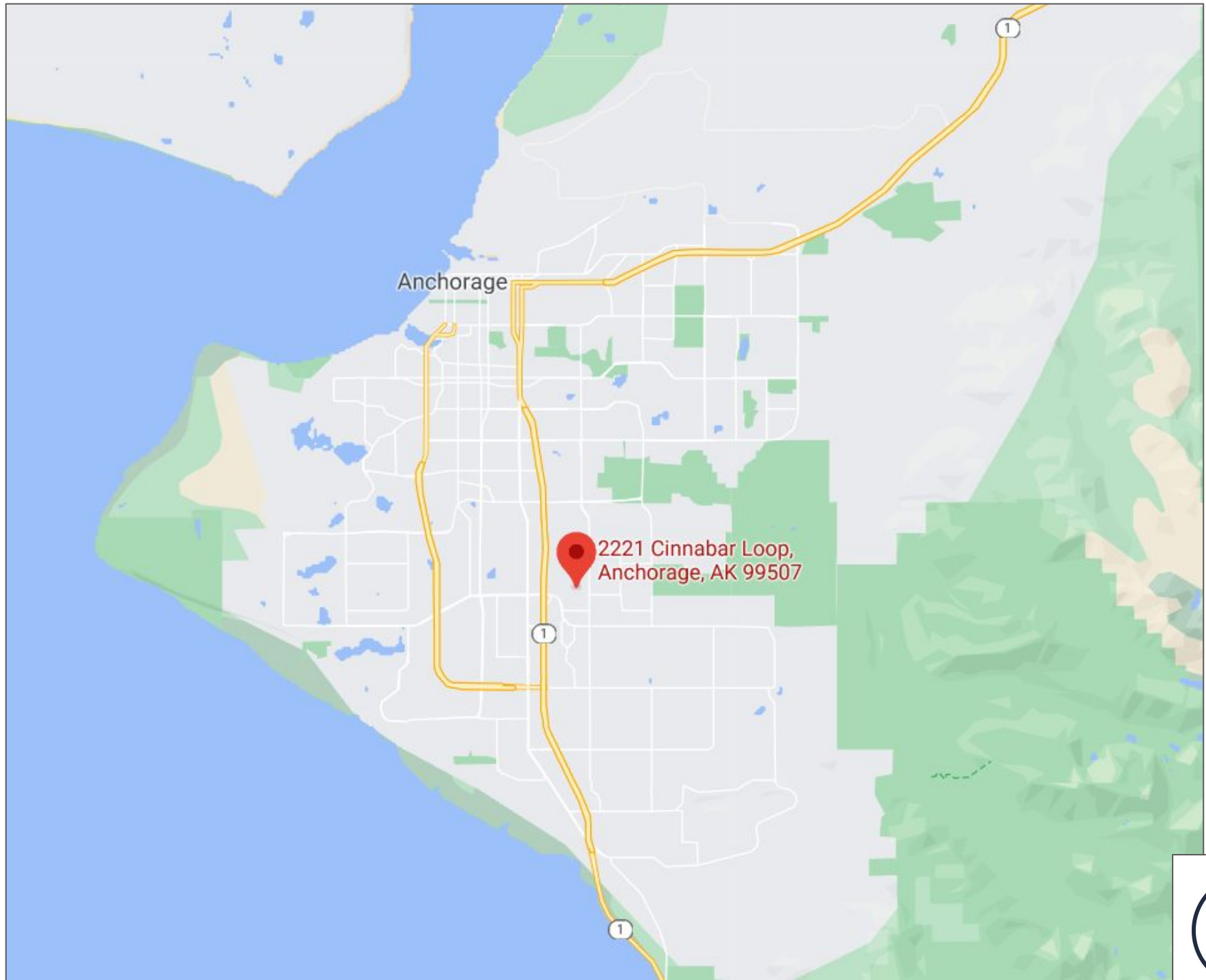
# Aerial



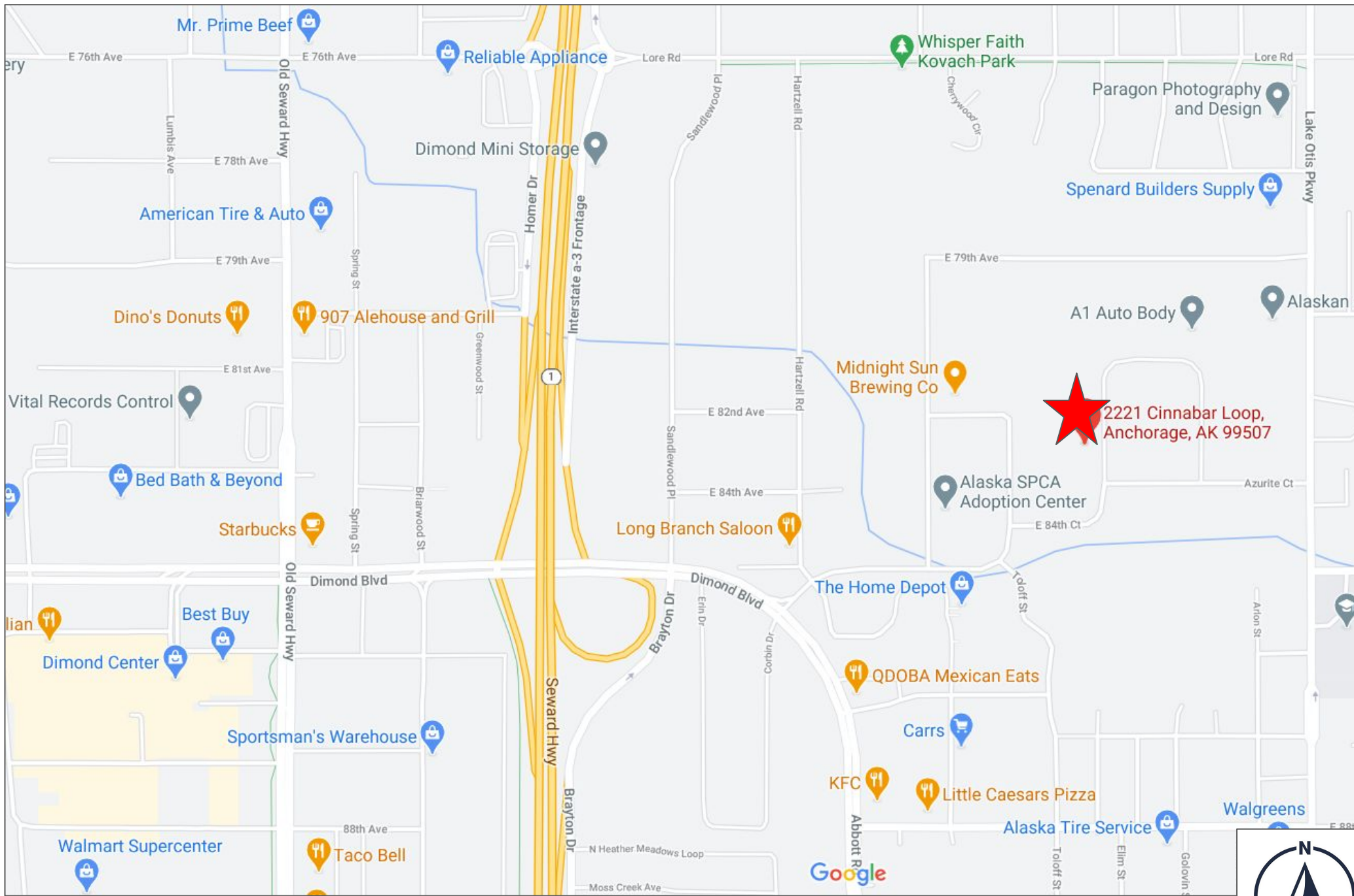
Cinnabar Loop



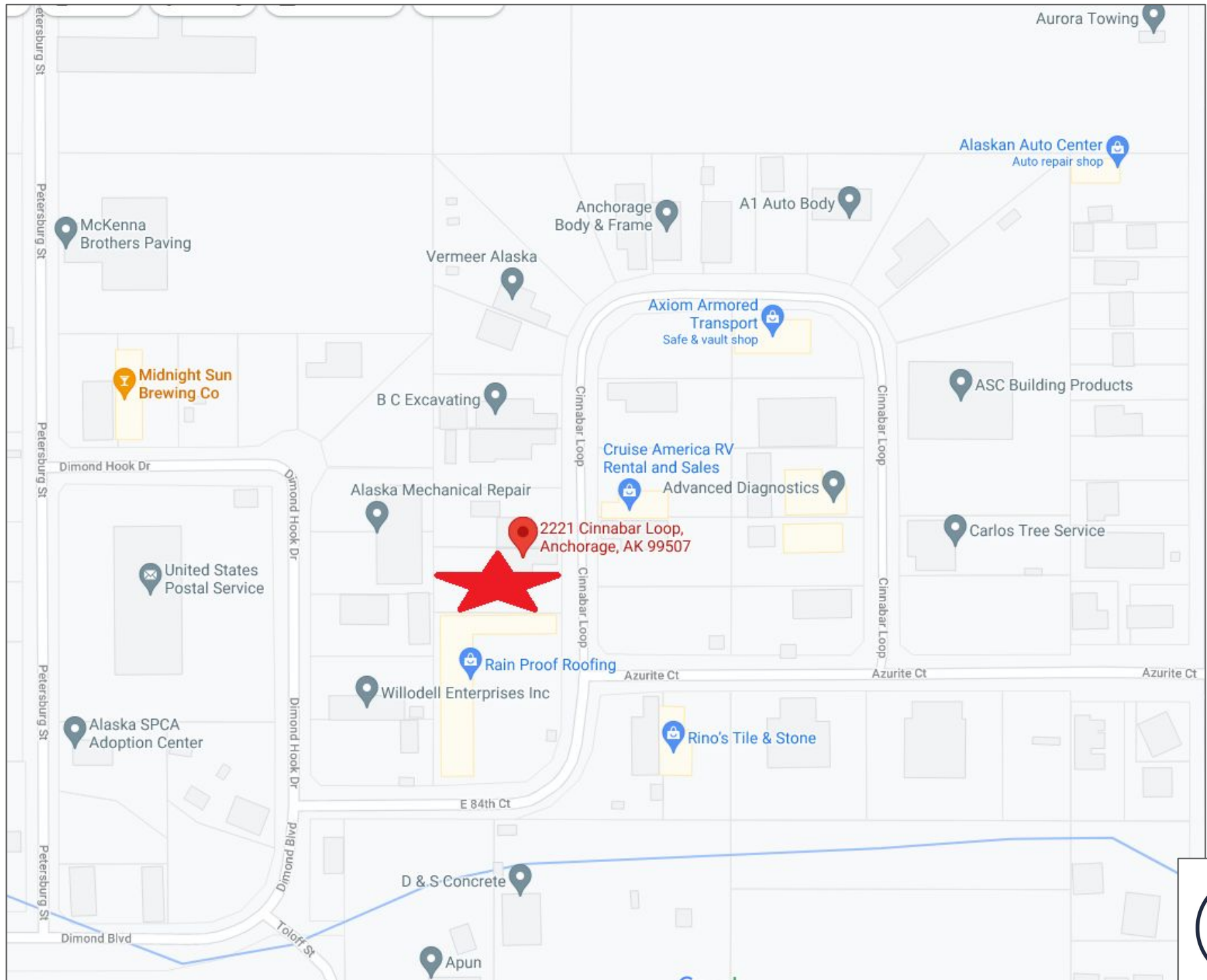
# Location



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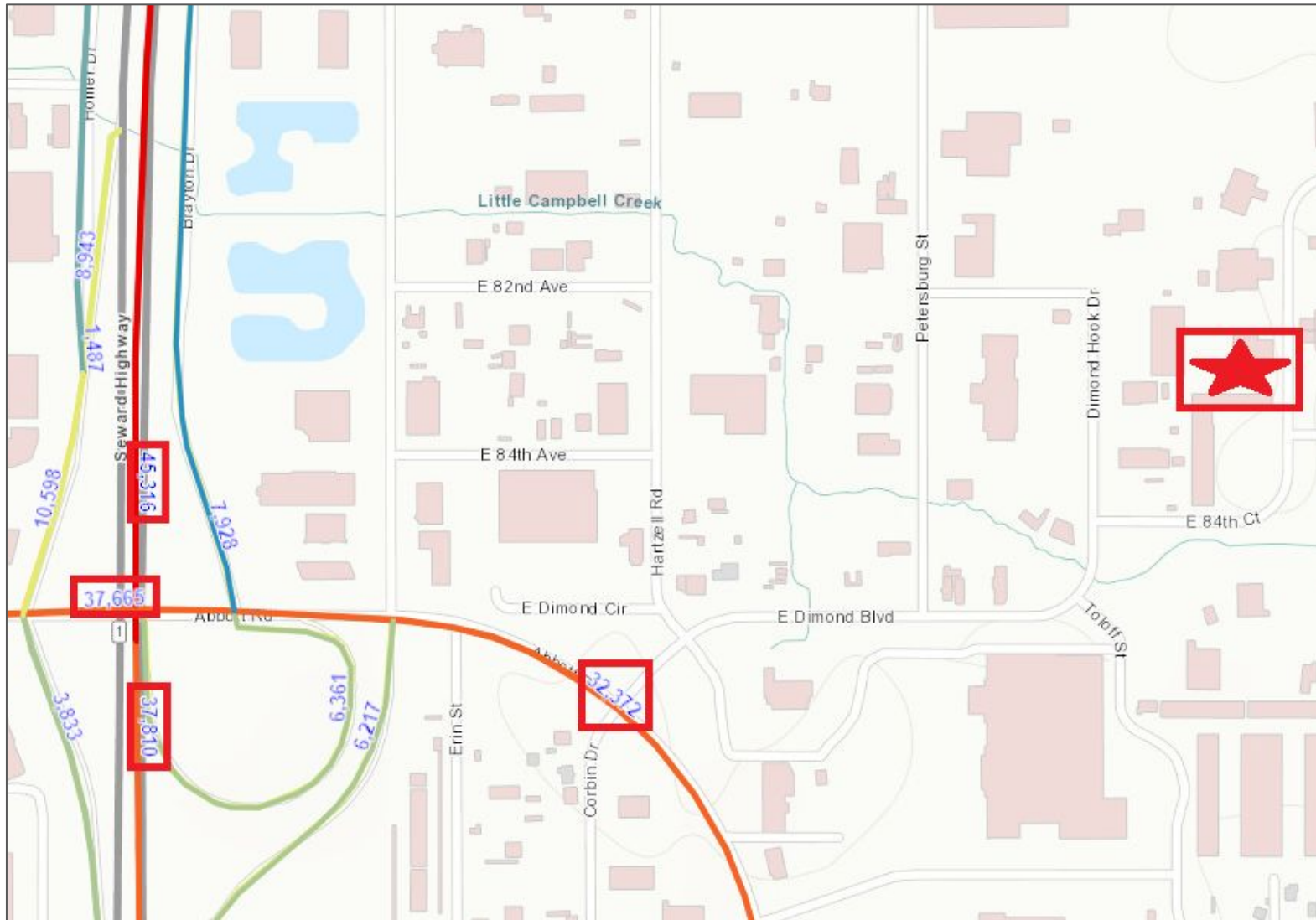
# Images



# Images



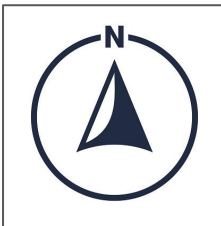
# Traffic Counts



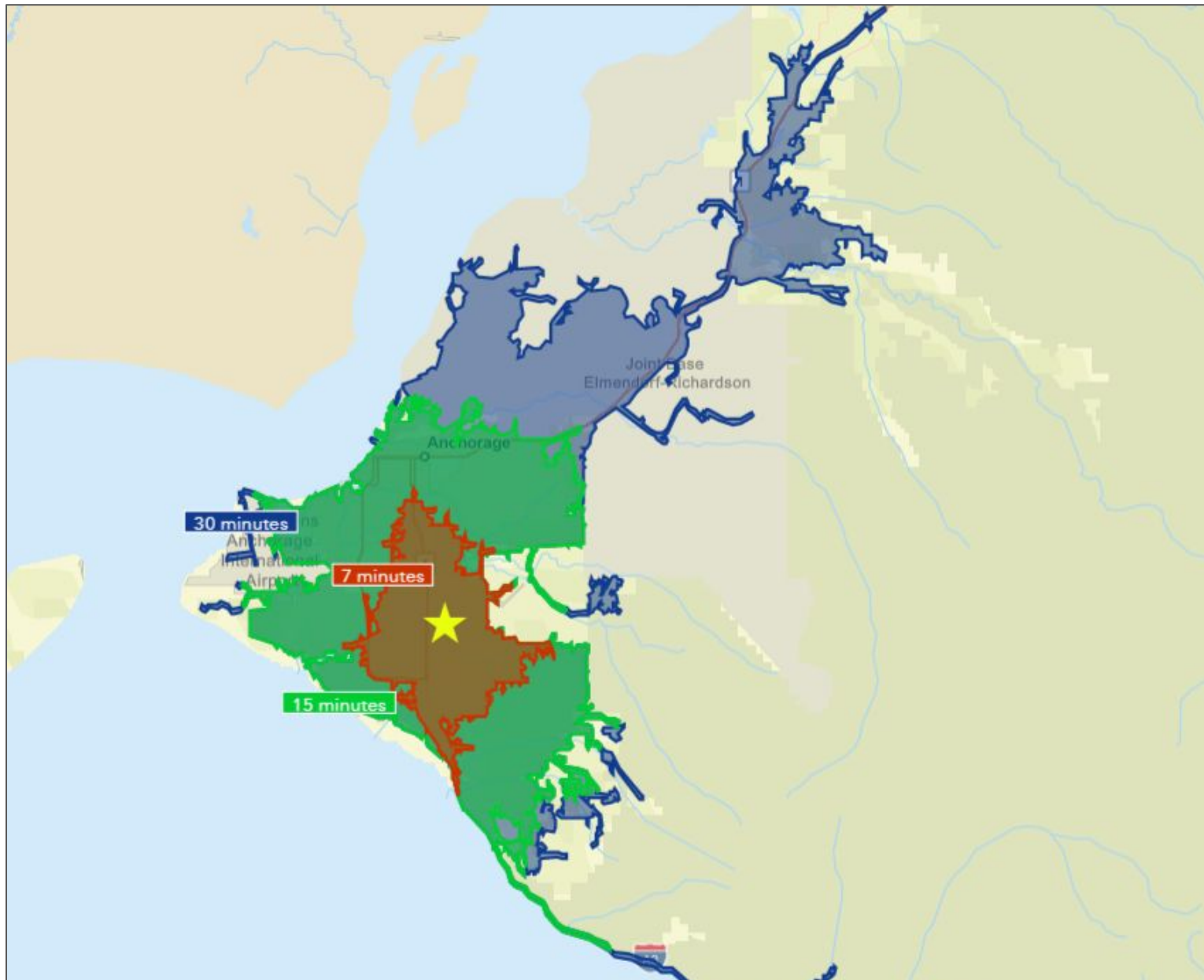
This image shows average daily vehicle counts.

Here is the State DOT link to Traffic Count Mapping:

<http://akdot.maps.arcgis.com/home/webmap/viewer.html?webmap=7c1e1029fdb64d7a86449d55ef05e21c#!>



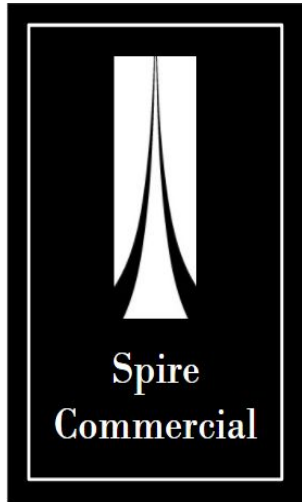
# Drive Times



This is a **drive-time map**. The map shows how far a person could go to or from the property in a car, given standard traffic and the existing road system. **Red** is 7 minutes, **green** is 15 minutes, and **blue** is 30 minutes.

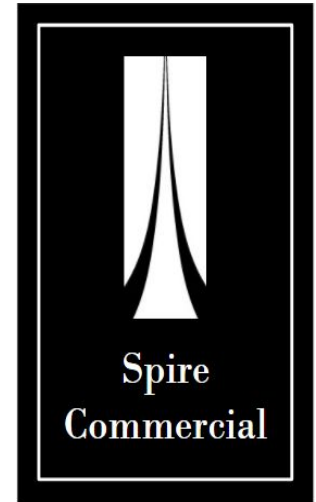
On the next slide you will see associated statistics and information for each area.

# Infographics



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