

Multi Use Building FOR SALE



Virtual Walkthrough!
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105 W 4th Ave

- 9,380 SF for \$550,000
- Destination Retail
- Very Prominent Corner in Downtown Anchorage
- Multiple, Highly Versatile, Large SF Spaces
- Zoned B2B
- MLS 20-10509



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Offering Summary

Address and Legal Description	105 W. 4th Avenue Lot 12, Block 22, Original Townsite of Anchorage, Alaska
Offering Price	\$550,000
SF Building	9,380 sf (Municipality of Anchorage)
SF Lot	6,500 sf (Municipality of Anchorage)
Zoning	B-2B (Central Business District Intermediate)* https://library.municode.com/ak/anchorage/codes/code_of_ordinances?nodeId=TIT21LAUSPLOLCOXPDE312015_CH21.40ZODIOLCOXPDE312015
2020 MOA Tax-Assessed Value	Land: \$311,600 Building: \$310,900 TOTAL: \$622,500 Tax ID: 002-104-01-000
Tear Sheet	https://tinyurl.com/TearSheet-105W4th
2020 Property Taxes	\$10,644.75 2020 Mill Rate = 0.0171

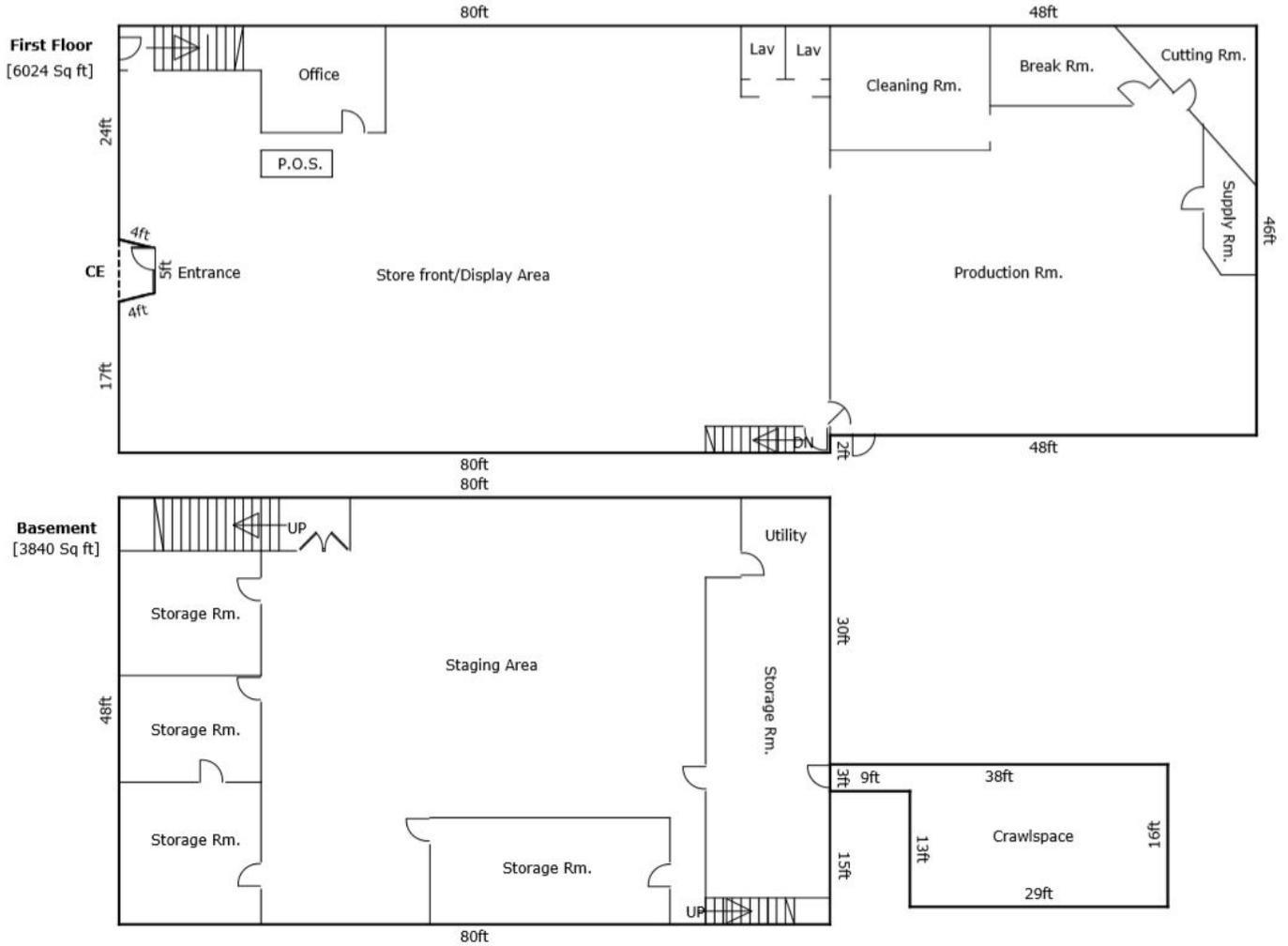
Property situated on 4th and A Street, a prominent corner in historic Downtown Anchorage.

At \$58.64 per SF the property's price/SF in downtown Anchorage is hard to beat.

Despite the Downtown Anchorage standard of on street parking, it is in close proximity to public parking areas. For the right business, this property offers distinct retail, manufacturing, and storage space possibility under one roof.

*Note: Title 21 is the Municipality of Anchorage (MOA) Land Use planning code. There is an old Title 21 that expired 12-31-15, replaced by the new Title 21 that went into effect 1-1-16. However, for downtown Anchorage, the MOA hadn't gotten around to writing the new code for the downtown district, and still hasn't. So, the old Title 21 applies to the downtown area and this property in particular.

Floor Plan



TOTAL Sketch by a la mode, inc.

Area Calculations Summary

Living Area		Calculation Details	
First Floor	6024 Sq ft	$46 \times 48 = 2208$	
		$48 \times 76 = 3648$	
		$4 \times 24 = 96$	
		$0 \times 4 \times 1 = 2$	
		$4 \times 17 = 68$	
		$0 \times 4 \times 1 = 2$	
Basement	3840 Sq ft	$80 \times 48 = 3840$	
Total Living Area (Rounded):	9864 Sq ft		
Non-living Area			
CE	24 Sq ft	$5 \times 4 = 20$	
		$0 \times 1 \times 4 = 2$	
		$0 \times 4 \times 1 = 2$	
Crawlspace	491 Sq ft	$16 \times 29 = 464$	
		$3 \times 9 = 27$	

Property Images: Main level



Retail 3,648 SF



Property Images: Workshop



2,208 SF

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Property Images: Workshop



Property Images: Basement

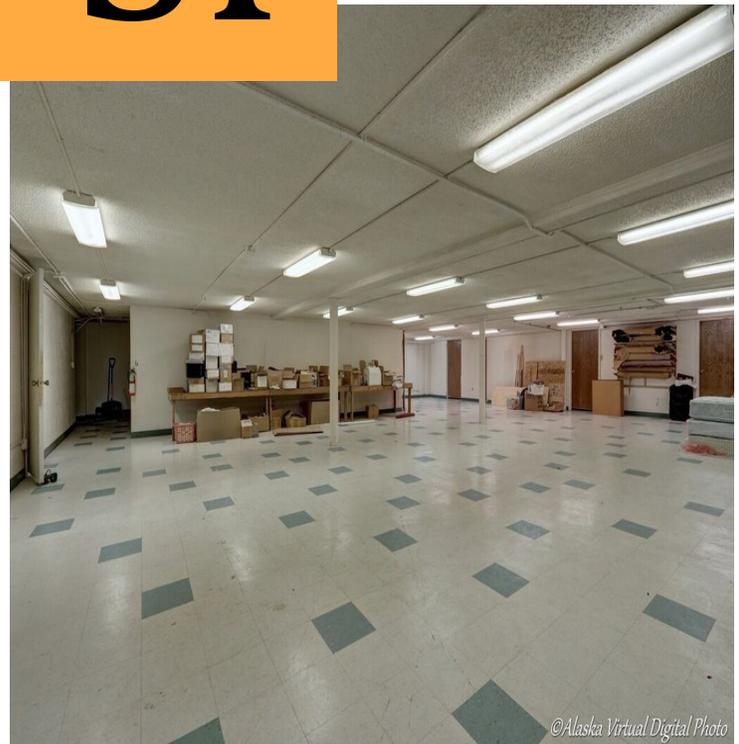


3,840 SF

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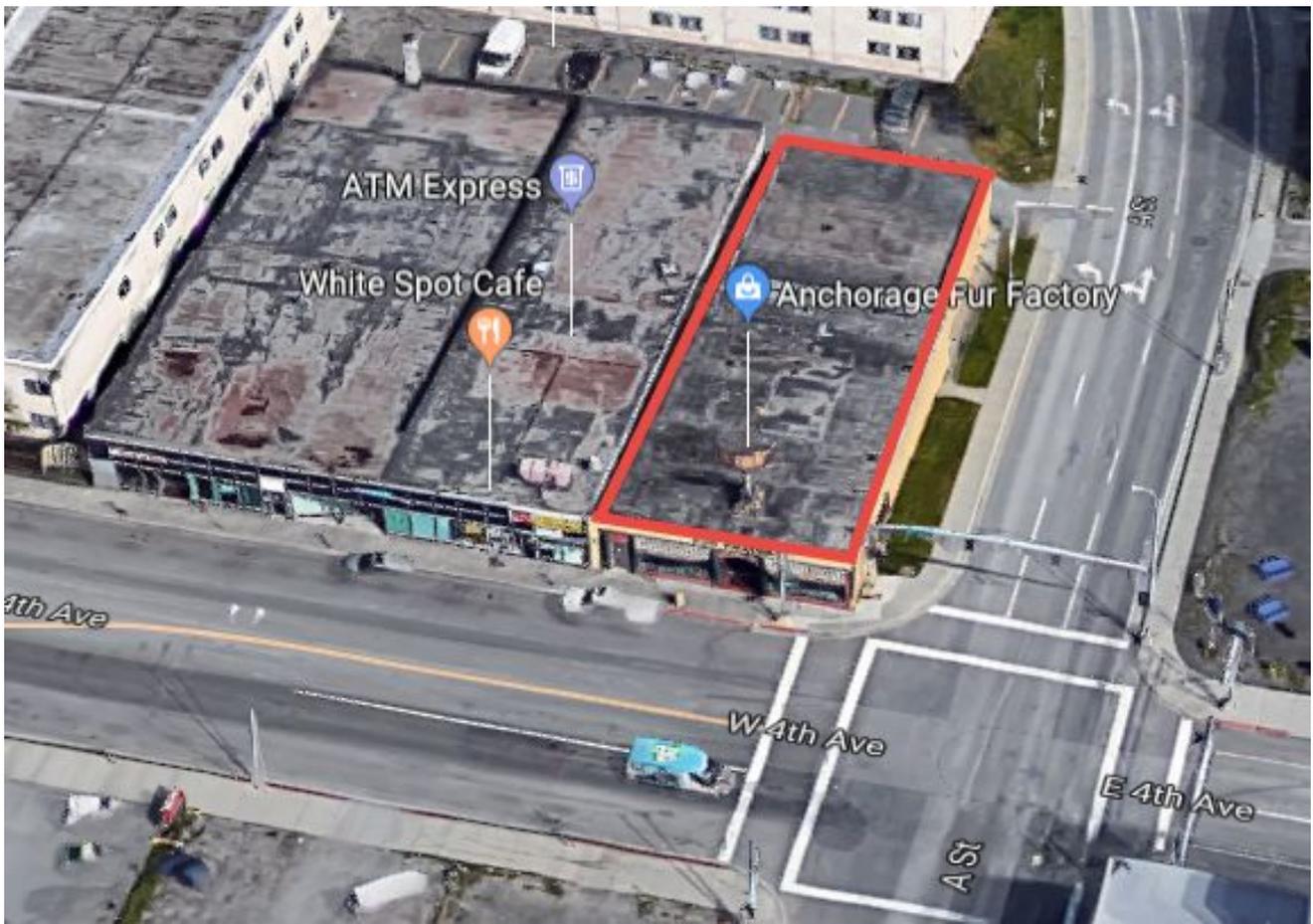
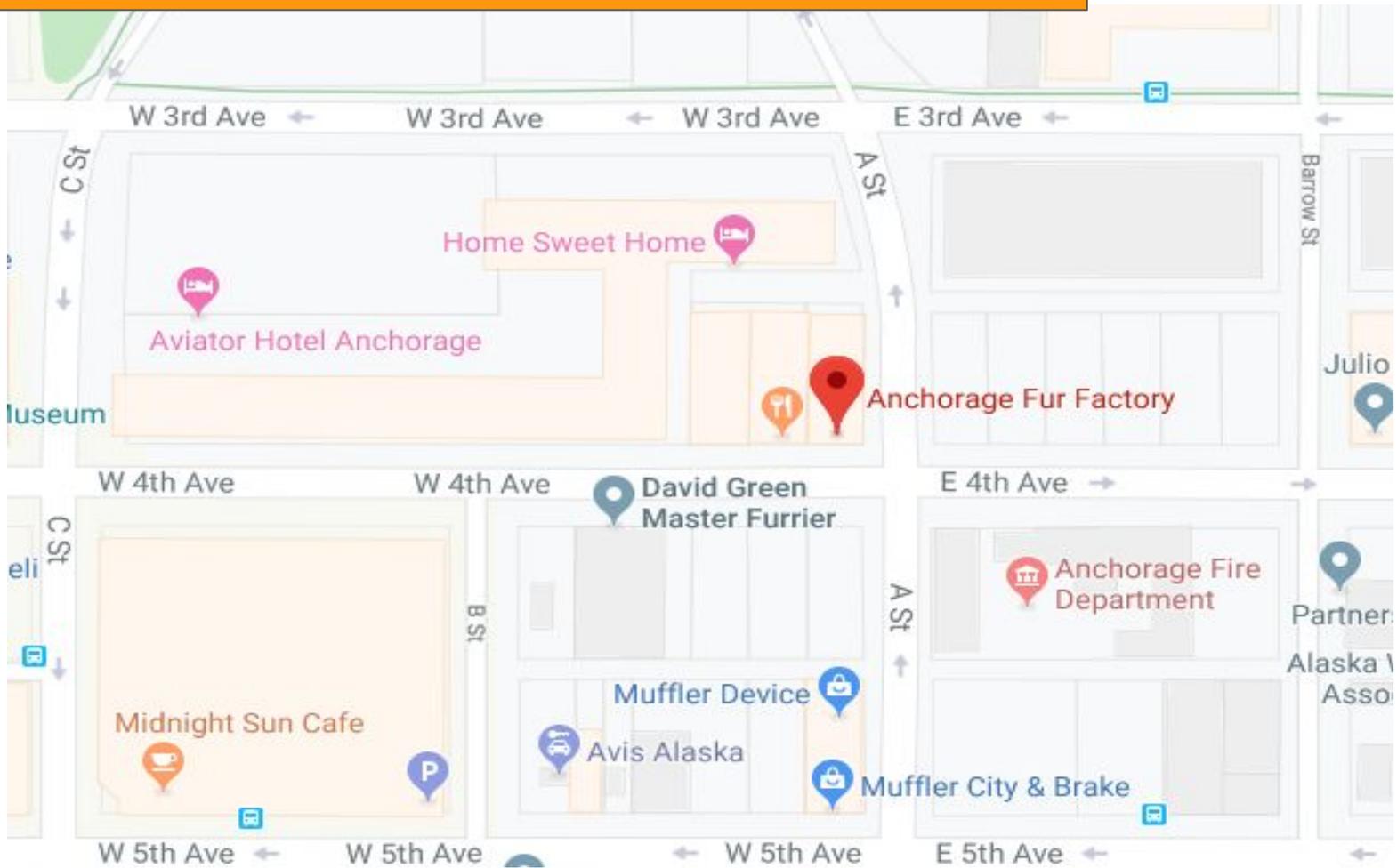


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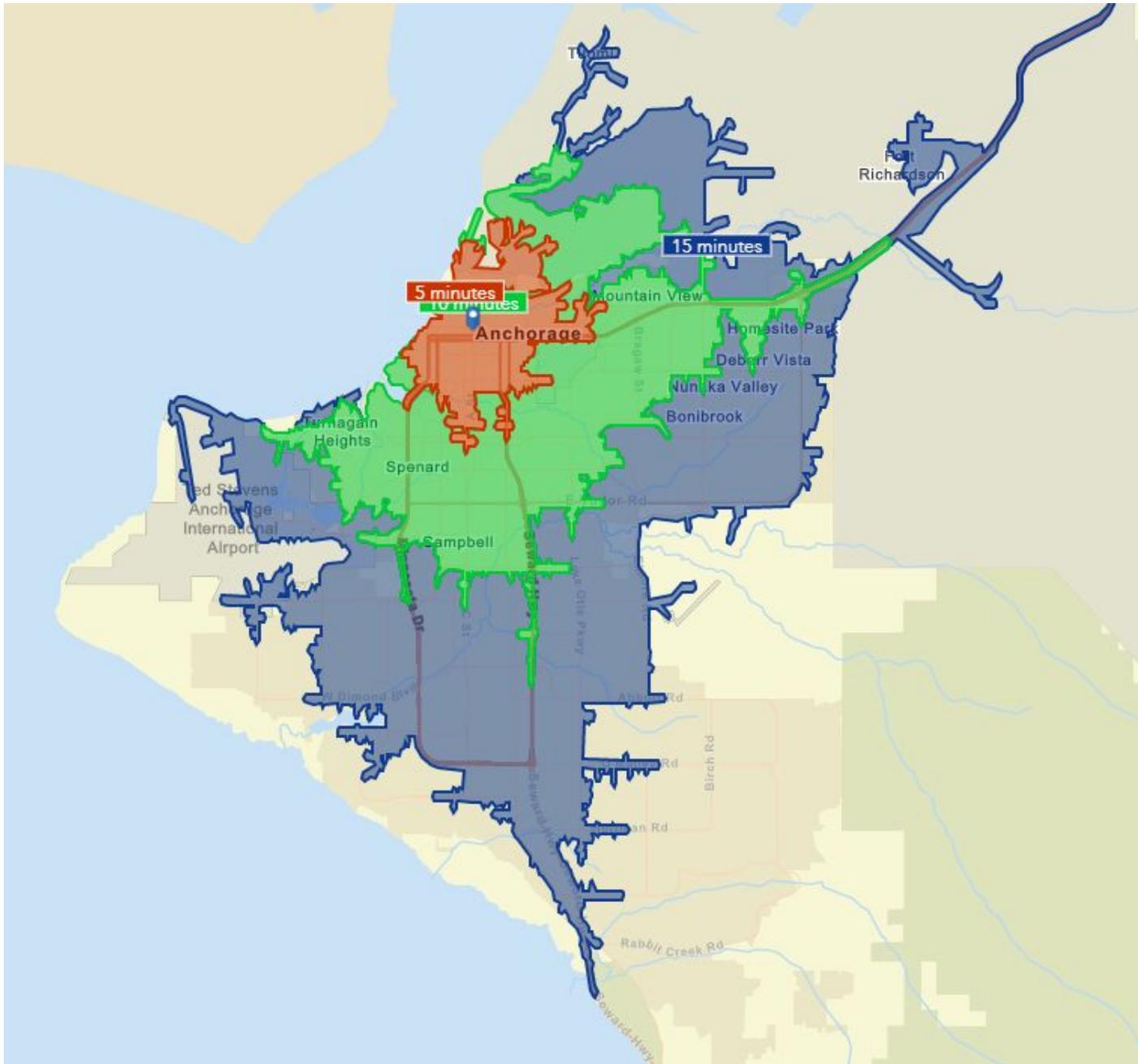


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Location and Aerial



Drive Times

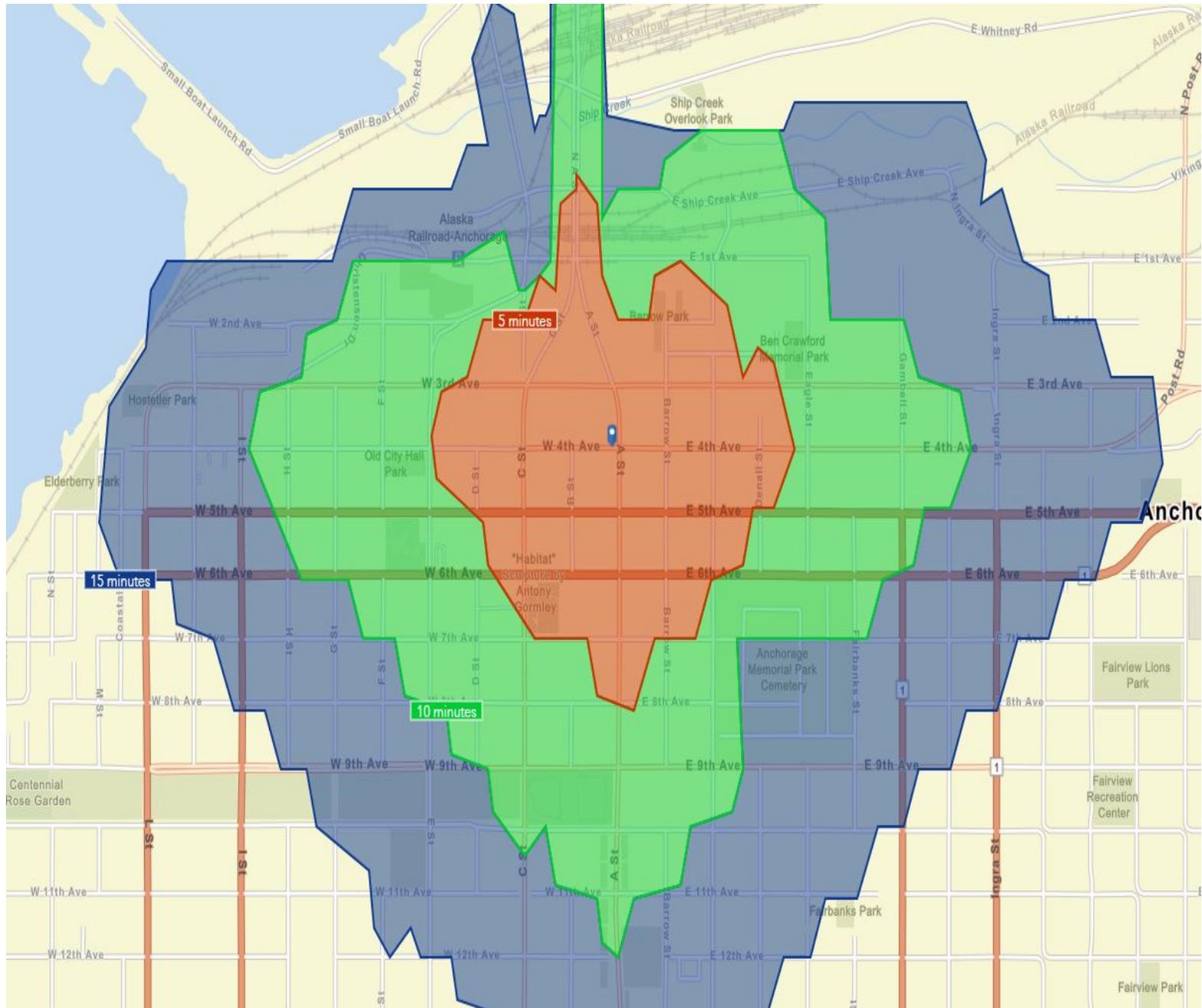


This map is a drive-time map. The map shows how far a person could go to or from the property in a car, given standard traffic and the existing road system. Red is five minutes, green is 20 minutes, and blue is 30 minutes.

The five-minute drive-time is not too bad, it includes as far south as Huffman, Dimond, and Midtown. Within 15 minutes, all of Anchorage, and then some, is within reach. In 30 minutes, you can get to Indian south of anchorage and north to Chugiach (including JBER and Eagle River)

CONCLUSION: An owner/ occupant can reach over half the population of the state and the business that serve them in one hour or less. Conversely, half the population of the state can drive to this location within an hour.

Walk Times



This map is a walk-time map. The map shows how far a person could go to or from the property by foot. Red is five minutes, green is 10 minutes, and blue is 15 minutes.

The majority of the downtown Anchorage area is covered by walking. Many employees walk around their offices for food and shopping during the workday and many locals as well as tourists will park at a car lot and walk from shop to shop since parking is limited in the area for specific storefronts. The property is within short walking distance from convention sites, hotels, and the city market, making it an easy destination. An added bonus to the location is that it is extremely close to many of the larger public parking areas, making it even more likely that they will pass your location adding passive impulse marketing and sales.

Zoning

https://library.municode.com/ak/anchorage/codes/code_of_ordinances?nodeId=TIT21LAUSPLNECOFFJA12014_CH21.04ZODINECOFFJA12014_21.04.050INDI

Central Business District, Core (B-2B), Municipality of Anchorage:

Intent. The B-2B district is intended to create financial, office and hotel areas surrounding the predominantly retail and public institutional core of the central business district. The district also permits secondary retail and residential uses. The residential uses are intended to support other downtown activities.

Permitted principal uses and structures. Retail, convenience establishments (laundry, florist, bakery, etc.), office, care facilities, parks and playgrounds, small parking structures.

Conditional Uses. Gasoline service stations, heliports, planned unit developments, liquor stores, restaurants, bus terminals, commercial recreation establishments, correctional community residential centers, marijuana retail sales establishments.

Prohibited uses and structures. Any use which causes or may reasonably be expected to cause excessive noise, vibration, smoke, dust or other particulate matter, toxic or noxious matter, humidity, heat or glare at or beyond any lot line of the lot on which it is located is prohibited. The term "excessive" is defined for the purpose of this subsection as to a degree exceeding that generated by uses permitted in the district in their customary manner of operation, or to a degree injurious to the public health, safety, welfare or convenience.

Minimum lot requirements. Minimum lot requirements are as follows:

1. Width: 50 feet.
2. Area: 6,000 square feet.

Minimum yard requirements. Minimum yard requirements are as follows:

1. Residential uses: As required under section 21.40.060.G.
2. Other uses, including residential uses associated with other uses:
None, except as provided in the supplementary district regulations.

Bulk regulations and maximum lot coverage. Buildings may be constructed within the full limits of the lot, up to three stories in height.

Further Resources

Anchorage Economy and Commercial Real Estate:

[BOMA Anchorage](#) (Tip: under the “Resources” tab, then “Documents”, look at their annual forecast powerpoints for various property types.)

[Anchorage Economic Development Corporation](#) (Tip: look at their reports, specifically their most recent annual forecast)

Alaska Economy:

[Northern Economics](#)

[Alaskanomics.com](#)

[McKinley Research Group](#)

[Alaska Economic Trends](#)

END OF BROCHURE

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