

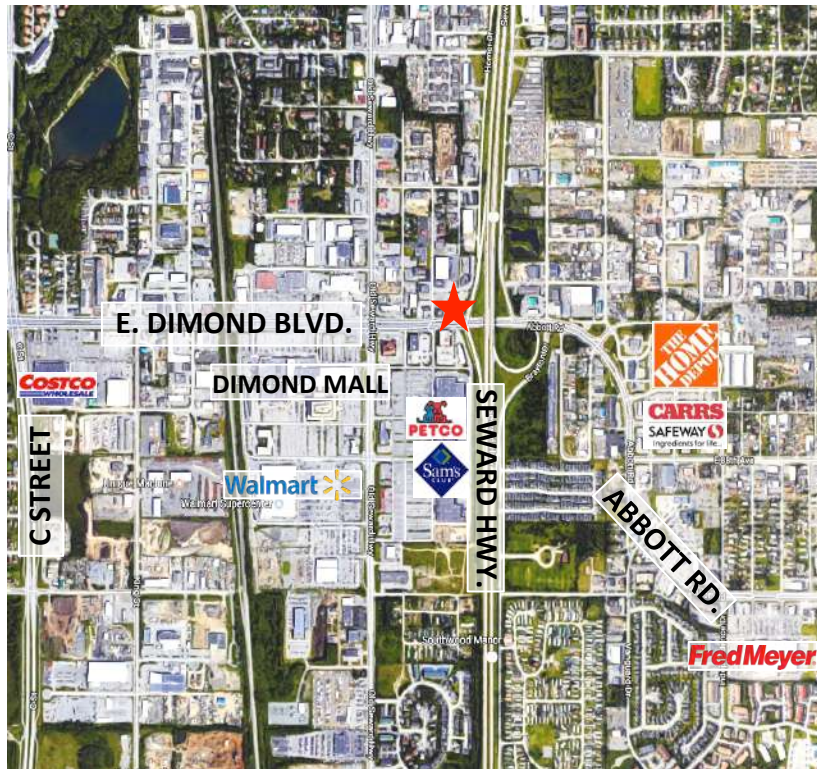
COMMERCIAL BUILDING FOR SALE

RETAIL/ OFFICE BUILDING

1231 E. DIMOND BLVD. ANCHORAGE, AK 99515



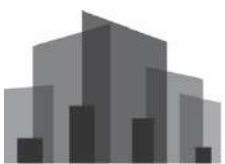
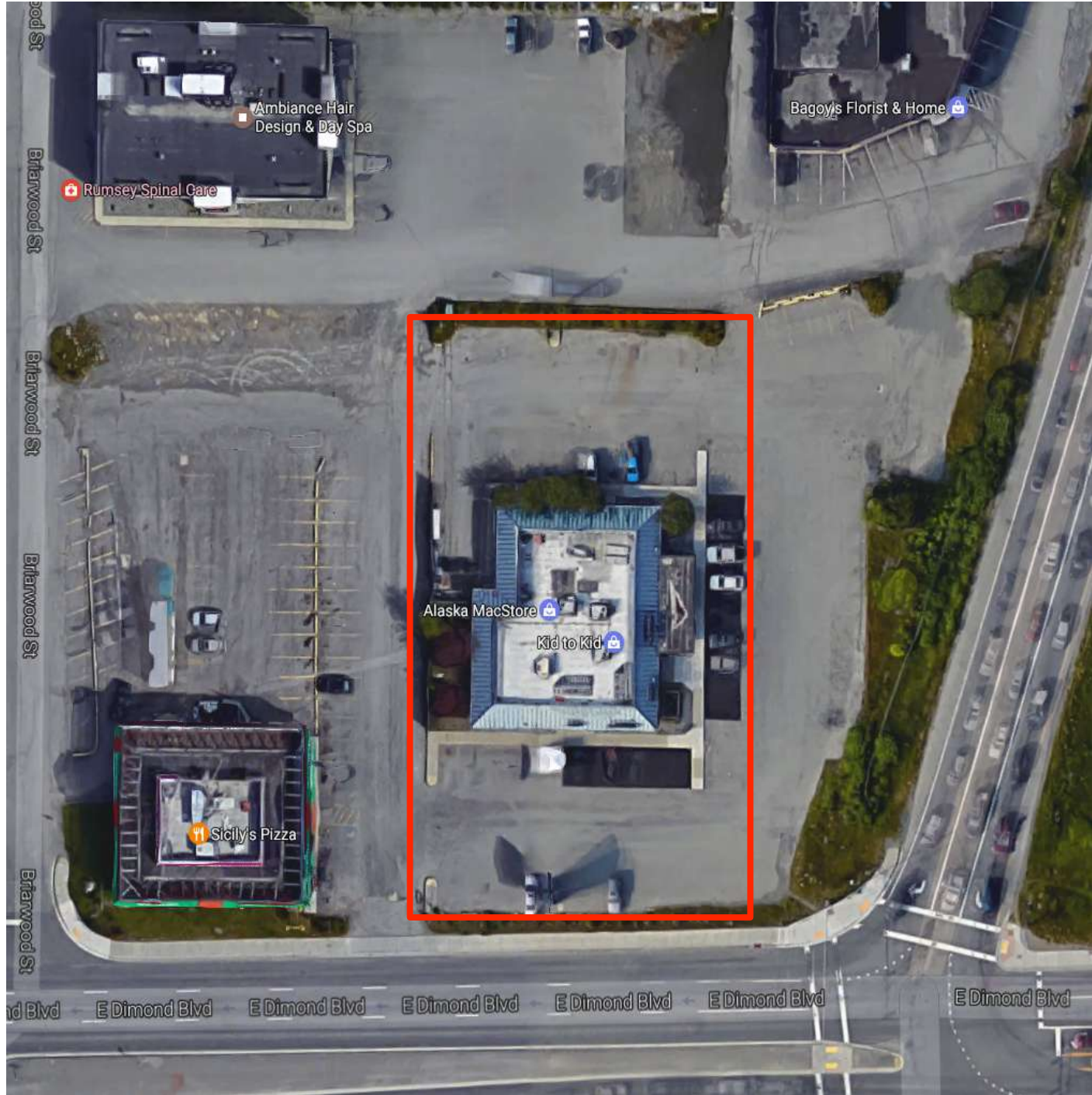
- 5,961 SF retail/ office building on a 34,093 SF parcel.
- Located on Dimond Blvd. at the New Seward Highway exit.
- Currently occupied by the Alaska MacStore and Kid to Kid.
- Excellent exposure with over 40,000 vehicles passing daily on Dimond Blvd. and over 43,000 passing daily on New Seward.
- Excellent building signage and one of the best, most visible monument signs in Anchorage.
- Ample on-site parking (46 spaces).
- \$1.4M



MARC DUNNE
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SITE AERIAL



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Property

TAXID 0142027600001	Seqnum	MOA Grid	Map A214	Deed Date 7/1/2008	Book 2008	Page 0038688	Land Use RETAIL - SINGLE OCCU.
Lot Sq Ft 34093	Zoning B3	Land Assessed \$831,900	Bldg Assessed \$397,400	Total Assessed \$1,229,300	Mill Rate 14.7	EstTaxes \$18,071	Class COMMERCIAL

Municipality of Anchorage Commercial Data Card

Property Owner

Owner 1 RKBA HOLDING LLC		
Owner 2		
Owner 3		
Mailing 1231 E DIMOND BLVD		
City ANCHORAGE	St AK	Zip 99515

Legal

Subdivision VANS
Blk / Lot BLK 5 LT 2A
Condominium / Lease Unit
Site Address 1231 DIMOND BLVD E

Other

TWNRRGSEC S-12N-03W-08	Zip Code 99518	
Census Tract 25.02	Census Blk 3020	MLS 15
Elementary School	Assembly	
Middle School	Legislative L, 23	
High School	APD Beat	

Commercial Data

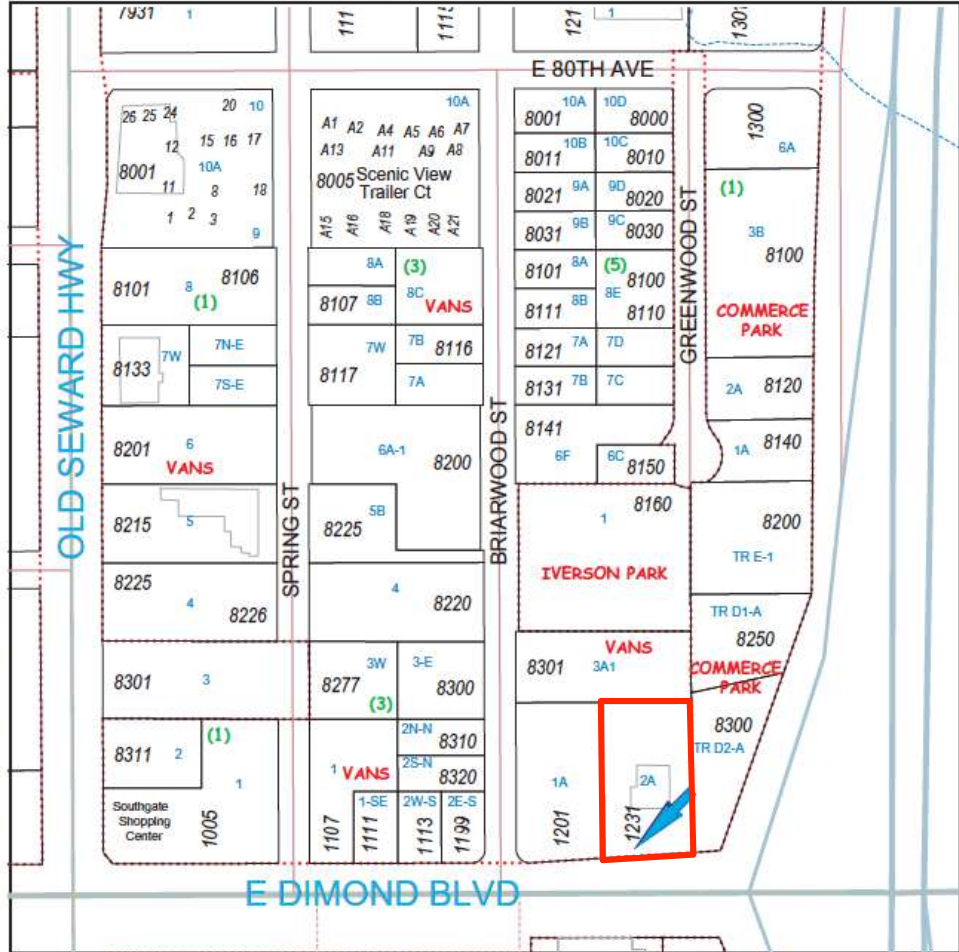
Floor	SQ FT	Floor Use	Construction Type	Yard Features
01	5961	RETAIL	FIRE RESISTANT	PAVING CONCRETE-AV
	0	CRAWL SPACE	0	PAVING ASPHALT PK
	0	CRAWL SPACE	0	
	0	CRAWL SPACE	0	
	0	CRAWL SPACE	0	
	0	CRAWL SPACE	0	
	0	CRAWL SPACE	0	
	0	CRAWL SPACE	0	

Total Bldg SQ FT 5961	
Building Name ALASKA MAC STORE	
Identical Units 1	Building Grade 1
Year Built 1978	Com Units

Other Features

Seismic	City Council		
Latitude 61.14523291	Longitude -149.85881699		
Utilities PUBLIC WATER PUBLIC SEWER	Street Features PAVED		
Heat Features	Access GOOD 0		
Lot Topo GOOD	Drainage HIGH	Traffic HIGH	Wetland

*DISCLAIMER -- Though every effort is made to be as accurate as possible, these maps and data are not the official representation of any of the information included. The maps and data are made available solely for informational purposes and is made available on the condition that users agree that Alaska Street Master, their employees, owners and heirs AND THE MUNICIPALITY OF ANCHORAGE shall not be liable for tangible or intangible loss or damage of any kind even if any errors, inaccuracies or omissions are attributable in whole or in part to Alaska Street Master's negligence or failure to use due care in obtaining or presenting the maps and data. By accessing and using these maps and data you accept this limitation of liability. There may be errors in the maps or data, they may be or inaccurate, or omit important information. Do not rely on any information in this program as being totally accurate. Do not represent to others that information obtained from this program is totally accurate or complete.



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Town - Ring - Sec
12N - 3W - 8

Community
Taku/Campbell

Zip Code - 99515

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MOA Grid SW

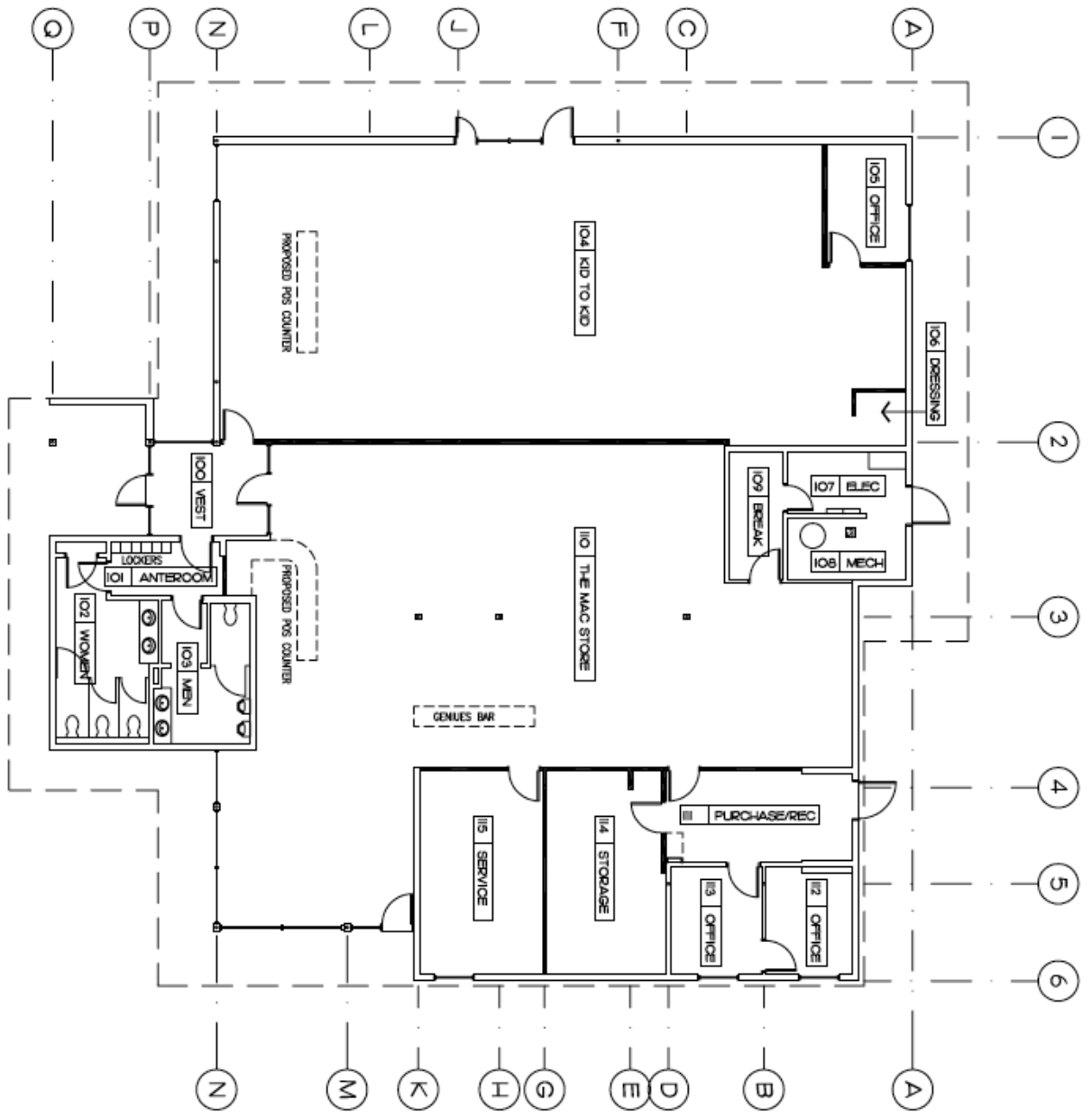
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Anchorage, AK
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Area Map / Overview Map



FLOOR PLAN

RENOVATED FLOOR PLAN



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ALASKA REAL ESTATE COMMISSION CONSUMER DISCLOSURE

This Consumer Disclosure, as required by law, provides you with an outline of the duties of a real estate licensee (licensee). This document is not a contract. By signing this document you are simply acknowledging that you have read the information herein provided and understand the relationship between you, as a consumer, and a licensee. (AS 08.88.600 – 08.88.695)

There are different types of relationships between a consumer and a licensee. Following is a list of such relationships created by law:

Specific Assistance

The licensee does not represent you. Rather the licensee is simply responding to your request 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 a consumer by a licensee providing specific assistance include:

- 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 a licensee regarding the physical condition of a property; and
- e. Timely accounting of all money and property received by a licensee.

Representation

The licensee represents only one consumer unless otherwise agreed to in writing by all consumers in a transaction.

Duties **owed** by a licensee when representing a consumer include:

- a. Duties owed by a licensee providing specific assistance as described above;
- b. Not intentionally take actions which are adverse or detrimental to a consumer;
- c. Timely disclosure of conflicts of interest to a consumer;
- d. Advising a consumer to seek independent expert advice if a matter is outside the expertise of a licensee;
- e. Not disclosing consumer 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 to accomplish a consumer's real estate objective(s).

Neutral Licensee

A neutral licensee is a licensee that provides specific assistance to both consumers in a real estate transaction but does not "represent" either consumer. A neutral licensee must, prior to providing specific assistance to such consumers, secure a Waiver of Right to be Represented (form 08-4212) signed by both consumers.

Duties **owed** by a neutral licensee include:

- a. Duties owed by a licensee providing specific assistance as described above;
- b. Not intentionally taking actions which are adverse or detrimental to a consumer;
- c. Timely disclosure of conflicts of interest to both consumers for whom the licensee is providing specific assistance;
- d. If a matter is outside the expertise of a licensee, advise a consumer to seek independent expert advice;
- e. Not disclosing consumer confidential information during or after representation without written consent of the consumer unless required by law; and
- f. Not disclosing the terms or the amount of money a consumer is willing to pay or accept for a property if different than what a consumer has offered or accepted for a property.

If authorized by the consumers, the neutral licensee may analyze and provide information on the merits of a property or transaction, discuss price terms and conditions that might be offered or accepted, and suggest compromise solutions to assist consumers in reaching an agreement.

Designated Licensee

In a real estate company, a broker may designate one licensee to represent or provide specific assistance to a consumer and another licensee in the same office to represent or provide specific assistance to another consumer in the same transaction.

ACKNOWLEDGEMENT:

I/We, _____ have read the information provided in this Alaska Real Estate
(print consumer's name(s))

Consumer Disclosure and understand the different types of relationships I/we may have with a real estate licensee. I/We

understand that Marc Dunne & Brian Endsley of Jack White Commercial
(licensee name) (brokerage name)

will be working with me/us under the relationship(s) selected below.

_____ **Specific assistance without representation.**

_____ **Representing the Seller/Lessor only.** (may provide specific assistance to Buyer/Lessee)
(initial)

_____ **Representing the Buyer/Lessee only.** (may provide specific assistance to Seller/Lessor)

_____ **Neutral Licensee.** (must attach Waiver of Right to be Represented, form 08-4212)

Date: _____ Signature: Marc W. Dunne Brian C. Endsley
(Licensee)

Date: _____ Signature: _____
(Consumer)

Date: _____ Signature: _____
(Consumer)

THIS CONSUMER DISCLOSURE IS NOT A CONTRACT