

Retail Warehouse/Shop



5740 B Street

- \$4,500 per month
- 4,326 square feet
- \$1.04 per square foot
- Tenant pays utilities and maintenance
- Zoned I-1
- Centrally Located, Midtown
- C Street Visibility
- High Traffic Counts
- 3-Phase Power
- Overhead Doors
- MLS 18-7470



Hugh Wade, CCIM
(907) 230-1523
hughjwade@gmail.com
SpireCommercial.com

Offering Summary

Quality concrete tilt-up warehouse in the heart of midtown with C Street visibility. Landlord is open to conventional uses AND cannabis. 3-phase power. Overhead doors.

<u>Address and Legal Description:</u>	5740 B Street, Anchorage, AK 99518 Lot 7, B Street Industrial Center Subdivision
<u>Offering Price:</u>	\$4,500 per month
<u>Tenant Pays:</u>	Utilities, Building and Lot Maintenance
<u>Building:</u>	4,326 square feet
<u>Land:</u>	9,259 square foot lot
<u>Zoning:</u>	I-1 (Light Industrial)
<u>Year Built:</u>	1978
<u>Construction:</u>	Concrete, Tilt-Up
<u>Features:</u>	3-Phase Electric, Overhead Door(s)
<u>Avg. Daily Traffic:</u>	Approximately 23,000 cars pass this building each day on C Street
<u>Drive Times:</u>	This location is so central that all of Anchorage is within 15 MINUTES of this property.
<u>Cannabis Potential:</u>	Landlord is open to cannabis operation, terms to be negotiated.
<u>Why would this Property be a good purchase?</u>	Ample space and prime location are tremendous upsides to this property. High visibility from C Street, great traffic counts on C Street and Dowling Road and that awesome \$1.13 per square foot all add up to one heck of a deal!

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MLS Listing

Address: 5740 B Street



List#: 18-7470
Type: Commercial Lease
Primary Space: Warehouse/Shop
PS Rent-Min Mth \$/SF: 1.04
PS SF - Total Avail: 4326
PS SF-Max Contiguous: 4326
PS SF-Min Available: 4326

Status: Active
Property Use: Mixed Use
Secondary Space: Office/Warehouse
SS Rent-Min Mth \$/SF:
SS SF - Min Avail:
SS SF - Total Avail:
SS SF-Max Contiguous:

Area: 15 - W Tudor Rd - Dimond Blvd
Legal: Lot 7, B Street Industrial Center
Grid# (Muni Anch): SW1930
Tax Map # - Mat-Su: N/A
Near: Anchorage
Zip Code: 99518
Borough/Census Area: 1A - Anchorage Municipality
Region: 1 - Southcentral Alaska Region

Zoning	I1 - Light Industrial	SF-Lot	9259	Property Contact	Hugh J. Wade
Latitude	61.168025	Acres	0.21	Contact Phone #	907-230-1523
Longitude	-149.885404	Lot Area Source	Tax Authority	Lessor's Name	Donalson
Contract Type	Exclusive Right To Lease	Realtor.com Type	Commercial		

Building Info: Year Built: 1978; SF Building Apx: 4326; Building Area Source: Owner/Builder

Features-Commercial: 3 Phase Electric; Overhead Door(s); Restroom(s)-Private

Construction Type: Concrete

Utility & Svc Pmt: Electric: Tenant; Gas: Tenant; Grounds Maint: Tenant; Insurance-Building: Owner; Insurance-Other: Tenant; Maintenance: Tenant; Parking/Yard Space: Tenant; Real Estate Taxes: Owner; Refuse: Tenant; Snow Removal: Tenant; Water/Well: Tenant

Comm Pd to Lease Ofc: %: 3; % Tlt Gross Ls Amt
When Comm Paid: % on Exec of Lease; % on Rent Cmnmnt

Contract Particulars: None Apply
Lease Terms: Multi-Year Lease Req; Lease All Space Req; Tnt Pays All Util/Sv
Documents: Docs Posted on MLS

To Show: Appointment Only; Call Lstng Licensee; Don't Disturb Tenant

Directions: C Street to Potter Drive. East on Potter Drive. Right on B Street, head to end of street, property is on the right. It is the last building before the culdesac/ gate to IBEW training yard.

Public Remarks: Retail warehouse in Midtown. Central location, high traffic counts, C STREET VISIBILITY. \$4,500 per mo, multi-year lease, tenant to pay utilities, building and lot maintenance. Landlord open to cannabis operations, terms to be negotiated specific to cannabis. Space is now vacant. 3-Phase Power to Building.

Confidential Remarks: More information available under Document Tab.

Date-Listing	05/08/2018	Date-Expiration	12/31/2020	Agent Days On Market	304
Date-Status Change	05/08/2018	Property Contact	Hugh J. Wade	Contact Phone #	907-230-1523
Price-Original Price	5,500.00	Contract Type	Exclusive Right To Lease		

LL1: Hugh J. Wade, CCIM(907) 230-1523

LO: Spire Commercial

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Location and Aerial



Property Images

Commercial Property

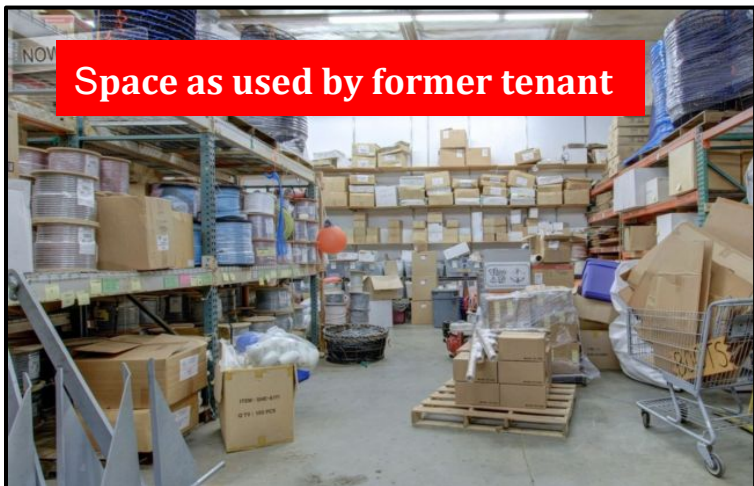
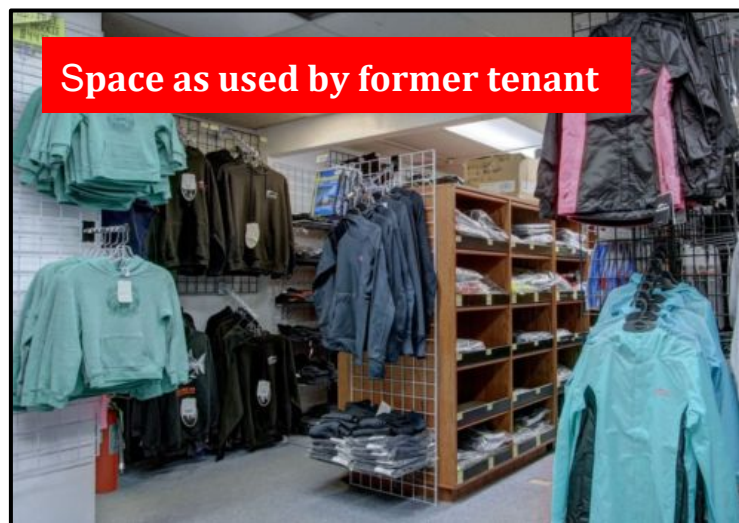
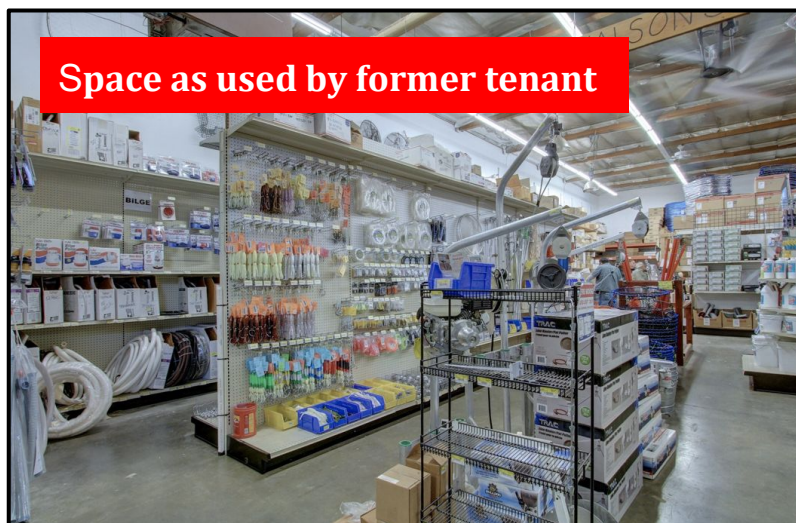
5740 B Street, Anchorage, Alaska, 99518

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Visit My Website | Virtual Tour Gallery



Property Images



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Property Images



High Traffic Counts

This image shows the average daily traffic counts in the vicinity of the property. In addition to be in the center of town, and visible, this property has lots of traffic near it in all directions.

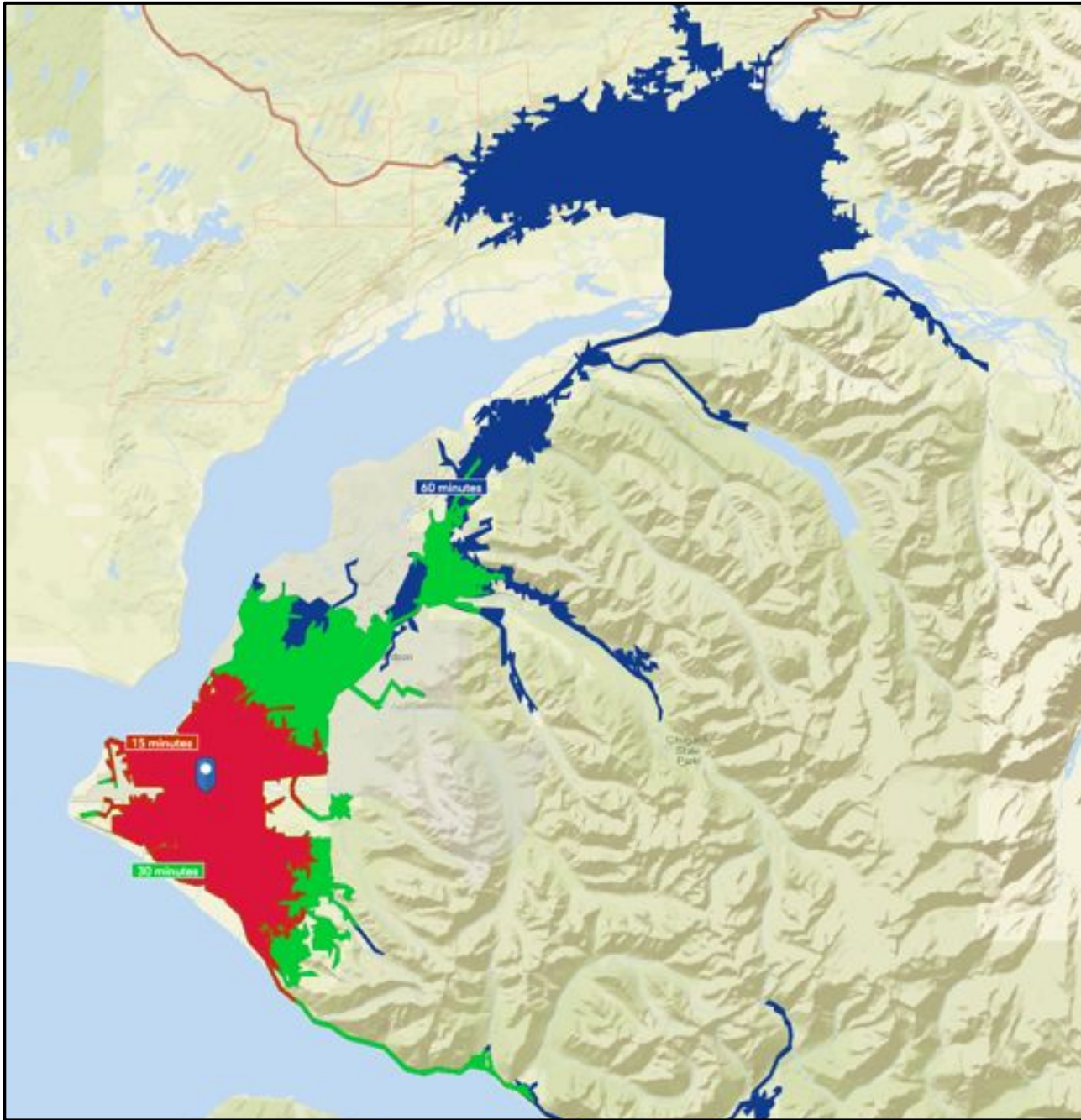


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Drive Times



Location, location, location!

This property has all of Anchorage covered by car in 15 minutes or less.

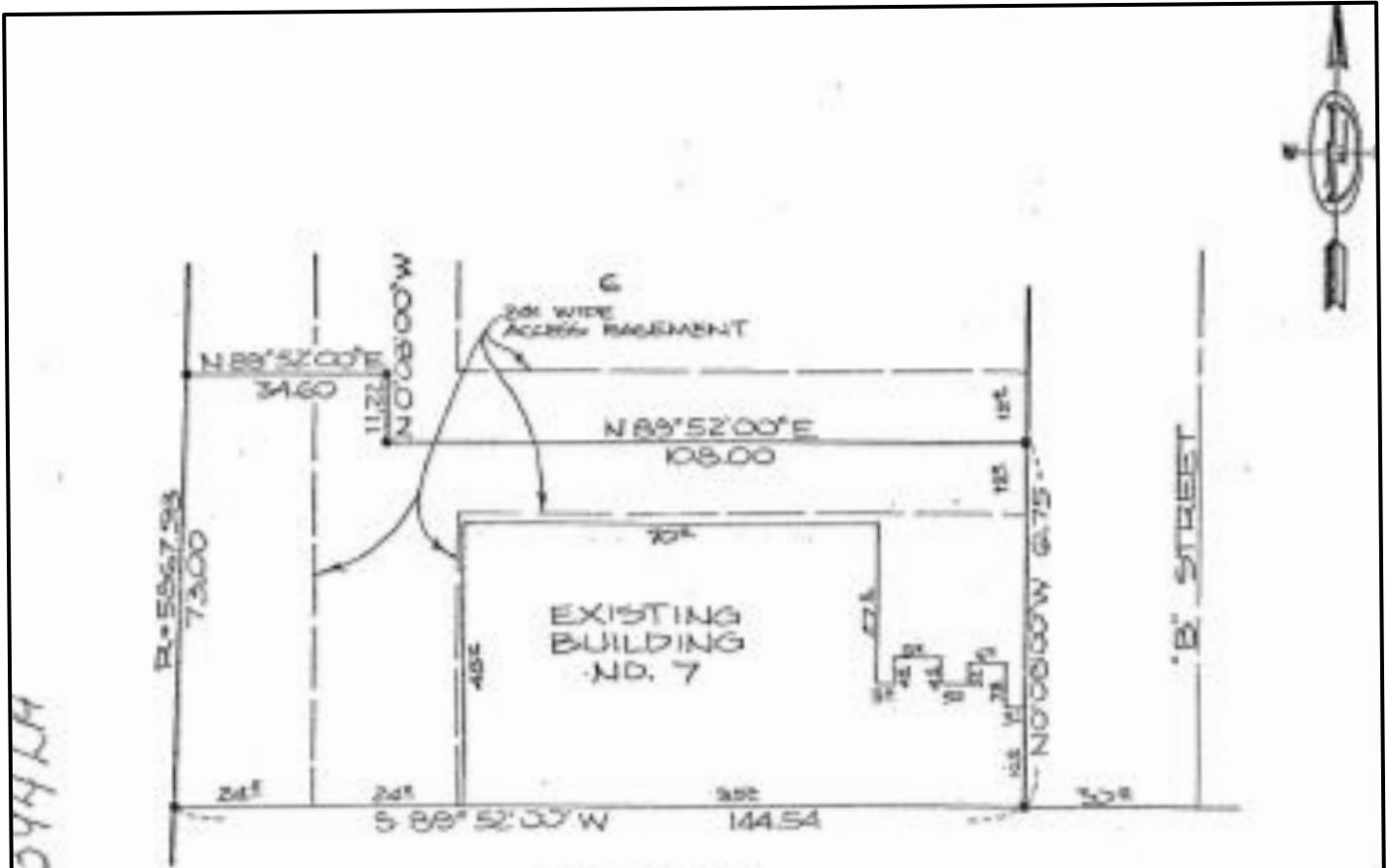
(This is a drive time map. It shows the property relative to drive time distances. Red is 15 minutes, green is 30 minutes, and blue is 60 minutes.)

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As-Built



79-3442A

TRACT B



10/20/78

IT SHALL BE THE RESPONSIBILITY OF THE OWNER OR BUILDER TO PROVIDE EIGHT DESCRIPTIONS, COVENANTS AND RESTRICTIONS WHICH DO NOT APPEAR ON THE RECORDED SUBDIVISION PLAT AND TO VERIFY PROPOSED BUILDING GRADE RELATIVE TO FINISH GRADE AND UTILITY CONNECTIONS.

LOT SURVEY CERTIFICATION

Lot 7, Block Area Sq. Ft.
B' STREET INDUSTRIAL CENTER
 Plat File No. Zoning District
 Anchorage Recording District, Alaska

AGREED TO BY: _____ DATE: _____

- LEGEND:**
- ⊕ Brass Cap Monument
 - ⊙ Iron Pin
 - Steel Pin
 - ⊠ Survey Hub & Tack

REVISIONS	DATE	BY

DICKINSON OSWALD WALCH LEE ENGINEERS Residence of: _____
 4040 B STREET ANCHORAGE, ALASKA

Plat: 10/18/78 Scale: 1"=30' WDA: 1571 E.D. #: 675-51 Grid: 1930

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](#)

[McDowell Group](#)

[Alaska Economic Trends](#)

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A Word from the Broker

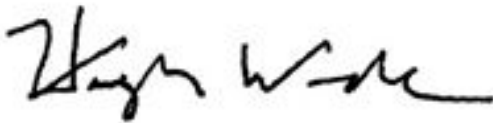
Dear Potential Buyer,

Hey, thanks for cruising through this material. I hope it was useful!

Now be aware, I collected it in good faith, but really didn't verify any of it beyond my basic search. In other words: verify, verify, verify. Collect your own information and perform your own analysis. Transactions and negotiations work best when all parties are independently and well-informed.

I look forward to working with you!

Sincerely,



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Broker and Owner
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