

60 Hall Street

Fairbanks, Alaska

FOR SALE OR LEASE



Presented by:
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Alaska Commercial Properties, Inc.

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60 Hall Street, Fairbanks, Alaska 99701

<u>Pan Number:</u>	481114
<u>Legal Description:</u>	Lot 12C, Block 7, Fairbanks Townsite
<u>Parcel Size:</u>	16,078 Square Feet/0.37 Acres
<u>Building Size:</u>	5025 +/- Total Square Feet 2325 Square Feet 1st Floor 2700 Square Feet 2nd Floor
<u>Year Built:</u>	1975
<u>Zoning:</u>	CBD—Central Business District
<u>2017 Mill Rate:</u>	17.7870
<u>2017 Property Taxes:</u>	\$8,785.88
<u>Fuel Source:</u>	Steam Heat
<u>Electric:</u>	GVEA
<u>Water/Sewer:</u>	Golden Heart Utilities
<u>Road Service:</u>	City of Fairbanks
<u>Flood:</u>	Zone X500
<u>Emergency Responder:</u>	Fairbanks Fire Fairbanks Ambulance

Sale Price: \$650,000

Or

Lease: \$6,500* per month

*(Tenant to pay all utilities, insurance, maintenance, and taxes)

Great Office Location

The building sits on the corner of Hall Street and Wendell Street with high traffic counts coming and going to downtown Fairbanks. The building has great exposure to the traffic headed North or South on Wendell Street. Within walking distance of the Fairbanks Court House, Visitor Center, and many larger business corporations located nearby.

The interior of the building was recently remodeled. Heat is provided by Aurora Energy, which is steam, and is currently the most economical source of heat in the Interior of Alaska. Electric is provided by Golden Valley Electric Association, and water/sewer is provided by Golden Heart Utilities. The property provides ample parking.



Property Summary

[back to Search Page](#)

PAN

0481114

NEIGHBORHOOD

0110 Townsite

MILLAGE GROUP

0005 TOWNSITE

FIRE SERVICE AREA

CITY OF FAIRBANKS

LAND AREA

Parcel

1 16078 Square Feet

PROPERTY PHYSICAL DESCRIPTION

LOT 12C BLOCK 7 FAIRBANKS TOWNSITE

BUSINESS

Adult Learning Programs of Alaska

MOST RECENT MILLAGE RATE

17.7870

PROPERTY CLASS

Commercial

STATUS

TAXABLE

ADDITIONAL INFORMATION

[Building Details](#)

[View Property Location](#)

OWNER

NAME

MCKINLEY FORWARD LLC,

INTEREST

OWNERSHIP

ADDRESS

SITUS ADDRESS

60 HALL ST.

Documents

Documents are current as of 12-31-2016

The FNSB provides a link to view the recorded document at the State of Alaska Records Office through the instrument #. Current registered documents **not** showing may be seen at the State of [Alaska Records Office Search page](#). The FNSB has no control over the contents posted on any external web sites and these sites may have separate terms of use and privacy policies. The inclusion of this web link does not imply endorsement by the FNSB of the site, its content, advertisers or sponsors.

DESCRIPTION	RECORD DATE	BOOK	PAGE	INSTRUMENT #
Utility Easement	12/29/2016			2016-019969-0
Record Survey	4/27/2016			2016-005416-0
Multi-Parcel Deed of Trust	3/13/2014			2014-003358-0
Assignment of Rents	3/13/2014			2014-003359-0
Multi-Parcel Deed of Trust	10/17/2012			2012-020977-0
Deed of Trust	12/30/2011			2011-025771-0
Quitclaim Deed	12/30/2011			2011-025776-0
Warranty Deed	2/16/2010			2010-002239-0
Warranty Deed	9/10/2009			2009-017337-0
Easement(s)	2/19/2009			2009-002673-0
Easement(s)	12/23/1999	1177	913	
Quitclaim Deed	8/30/1999	1158	294	
Plat	4/27/1995			1995-006433-0

Assessment History

For questions regarding assessments, contact the FNSB Department of Assessing at 907-459-1428.

YEAR	LAND	STRUCTURES ETC.	FULL VALUE TOTAL	EXEMPTIONS TOTAL	TAXABLE
2017	\$141,486	\$352,463	\$493,949	\$0	\$493,949
2016	\$141,486	\$352,798	\$494,284	\$0	\$494,284
2015	\$141,486	\$353,132	\$494,618	\$0	\$494,618
2014	\$141,486	\$353,467	\$494,953	\$0	\$494,953
2013	\$141,486	\$353,801	\$495,287	\$0	\$495,287
2012	\$141,486	\$354,136	\$495,622	\$0	\$495,622

[Pay Property Taxes by credit card](#)

Tax History (Updated: 06/26/17 03:50 AM AST)

Balance due figures are only valid until 07/01/2017

If taxes are delinquent the interest calculation date is: 9/1/2017. All prior year delinquent payments must be made with guaranteed funds.

For payments made after the due dates, please call the FNSB Division of Treasury and Budget at 907-459-1441 for the

YEAR	TAX LEVIED	STATE EXEMPTED	FEES	TOTAL DUE	TOTAL PAID	NET DUE
2017	\$8,785.88	\$0.00	\$0.00	\$8,785.88	\$0.00	\$8,785.88
2016	\$8,436.92	\$0.00	\$0.00	\$8,436.92	\$8,436.92	\$0.00
2015	\$8,545.52	\$0.00	\$276.24	\$8,821.76	\$8,821.76	\$0.00
2014	\$8,367.16	\$0.00	\$0.00	\$8,367.16	\$8,367.16	\$0.00
2013	\$8,386.20	\$0.00	\$0.00	\$8,386.20	\$8,386.20	\$0.00

Building Details for PAN 0481114

Building General Features

YEAR BUILT DESCRIPTION ARCHITECTURE CATEGORY

[View Details](#) 1 1975

Wood, Open SSteel Commercial Standard Commercial

Amenities

QUANTITY

2

2

5125

DESCRIPTION

2 Fix. Bath_Comm

4 Fix. Bath_Comm

air conditioning

Primary Details

SECTIONID	FOOTPRINT	STORIES	PERIMETER	INTERIORDESC	WALLTYPE
1	2425	1	250	Office Bdgs	Wood Frame, Stucco
2	2700	1	240	Office Bdgs	Wood Frame, Stucco

Secondary Sections

SECTIONID	FOOTPRINT	SECTIONDESC
3	100	Open Por Finished



ALASKA STREET MASTER

Alaska Street Master Dispatch

Anchorage, AK 99514 - 907-243-0477

Dispatch

Order # Date Time

Home Phone Work Phone

Property Owner

MCKINLEY FORWARD LLC

60 HALL ST

FAIRBANKS TOWNSHIP 07 12C

Comments



Detail Map

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Area Map



Owner

MCKINLEY FORWARD LLC
1005 SHORELINE DR
FAIRBANKS AK 99709

Legal

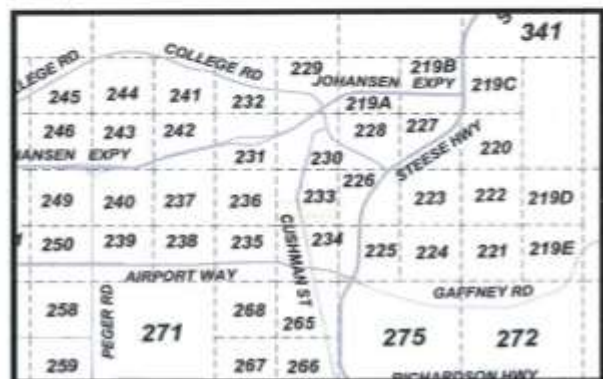
LOT 12C BLOCK 7 FAIRBANKS
TOWNSITE

Address 60 HALL ST

Tax ID	FNSB MAP	ASM Book
481114		233
T R S	Zoning	Zip Code Area
F-01S-01W-10	CBD	99701
Land App	Bldg Appr	SQ FT / ACRE
141486	352798	0 0
Mill Rate	Primary Use	Tax Year
17.069	COMMERCIAL	2016
Est Taxes	Year Built	Tax Status
8436.92	1975	TAXABLE

Census Tract	1
Community	NORTHEAST CITY
Elem School	JOY
Middle School	Ryan
High School	Lathrop
Road Service	CITY OF FAIRBANKS
Fire Service	CITY OF FAIRBANKS
Latitude	64.84496367
Longitude	-147.71094928
MLS Area	710
Voting Dist	1
House District	A
Senate District	X
Flood Zone	
Elevation	400

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Alaska Street Master

<http://www.alaskastreetmaster.com> - 907-243-0477

Property

Taxid	Map	Zoning	Primary Use	Year Built	Lot Sq Ft	Acres
481114	233	CBD	COMMERCIAL	1975	16078	0.3691

Legal

Property Owner

Owner 1

MCKINLEY FORWARD LLC

Legal

Subdivision

FAIRBANKS TOWNSHIP

LOT 12C BLOCK 7
FAIRBANKS TOWNSITE

First Name

Last Name

MCKINLEY FORWARD LLC

Block

07

Lot

12C

Deed Desc

Warranty Deed 27 7 2014

Deed Date

3/13/2014

DNR Doc#

2014-003358-0

Owner 2

Site Address

60 HALL ST

Mortgage Desc

Warranty Deed

Mortgage Date

2/15/2010

DNR Doc#

2010-002239-0

Owner 3

Neighborhood

NORTHEAST CITY

Mailing

1005 SHORELINE DR

Property Assessment

Print PDF 0

City

FAIRBANKS AK 99709-2594

St

Zip

Site Address - Assessing

Land 2016

141488

Bldg 2016

352798

Total 2016

494284

Taxable Value

494284

Exemptions

0

2016 Taxes

8436.92

Other

Business

Tax Status

TAXABLE

Mill Rate

17.069

Tax Year

2016

Elementary School

JOY

Road Service

CITY OF FAIRBANKS

Census Tract

1

Census Bk

1015

MLS

710

Middle School

Ryan

Fire Service

CITY OF FAIRBANKS

Latitude

64.84495367

Longitude

-147.71094928

High School

Lathrop

Voter Precinct

Legislature

A, 1

FNSB Planning Dist

Zip Code

99701

Flood Zone

X

Township Range Section

F-01S-01W-10

Elevation

400

*** New 2016 Flood Zone Codes. For best flood zone results check with the Fairbanks North Star Borough Department of Community Planning.

Ownership History

2015 Owner	15 Land	15 Total	15 Mill	2010 Owner	10 Land	10 Total	10 Mill
MCKINLEY FORWARD LLC	141488	494618	17.277	MCKINLEY INVESTMENTS LLC	141488	429639	17.235
2014 Owner	14 Land	14 Total	14 Mill	2009 Owner	09 Land	09 Total	09 Mill
MCKINLEY FORWARD LLC	141488	494953	16.905	AEC HALL STREET LLC	141488	431847	17.113
2013 Owner	13 Land	13 Total	13 Mill	2008 Owner	08 Land	08 Total	08 Mill
MCKINLEY FORWARD LLC	141488	495287	16.932	INTL BRTHD OF ELEC WKKR 1547	141488	432182	17.27
2012 Owner	12 Land	12 Total	12 Mill	2007 Owner	07 Land	07 Total	07 Mill
MCKINLEY FORWARD LLC	141488	495622	16.95	INTL BRTHD	141488	432516	18.803
2011 Owner	11 Land	11 Total	11 Mill	2006 Owner	06 Land	06 Total	06 Mill
MCKINLEY FORWARD LLC	141488	496290	17.137	INTL BRTHD OF ELEC WKKR 1547	141488	432851	19.62

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Chapter 18.68 CBD CENTRAL BUSINESS DISTRICT

Sections:

18.68.010 Intent.

18.68.020 Use regulations.

18.68.030 Standards.

18.68.010 Intent.

This district is intended to provide for retail, office, wholesale, personal service and other general service uses for the consumer population of the entire community in a centrally located and contained high density setting. (Ord. 88-010 § 2, 1988; 2004 Code § 18.36.010.)

18.68.020 Use regulations.

A. Permitted Uses. In the CBD, central business district, permitted uses are:

1. Any permitted use in the GC district except residential uses on the ground floor, marijuana cultivation facilities and establishments with a drive-in/drive-through facility;
2. Communications tower, major;
3. Communications tower, minor;
4. Distillery, craft; except no outside storage relating to the distillery operation is allowed.

B. Conditional Uses. In the CBD, central business district, conditional uses are:

1. Any conditional use in the GC district except marijuana cultivation facilities;
2. Any establishment with a drive-in/drive-through facility. (Ord. 2015-41 §§ 11, 12, 2015; Ord. 2014-23 § 4, 2014; Ord. 2012-58 §§ 3, 5, 2013; Ord. 88-010 § 2, 1988; 2004 Code § 18.36.020.)

18.68.030 Standards.

In the CBD, central business district, geometric standards are:

A. Lot Area. There shall be no minimum lot area.

B. Required Yards for All Buildings.

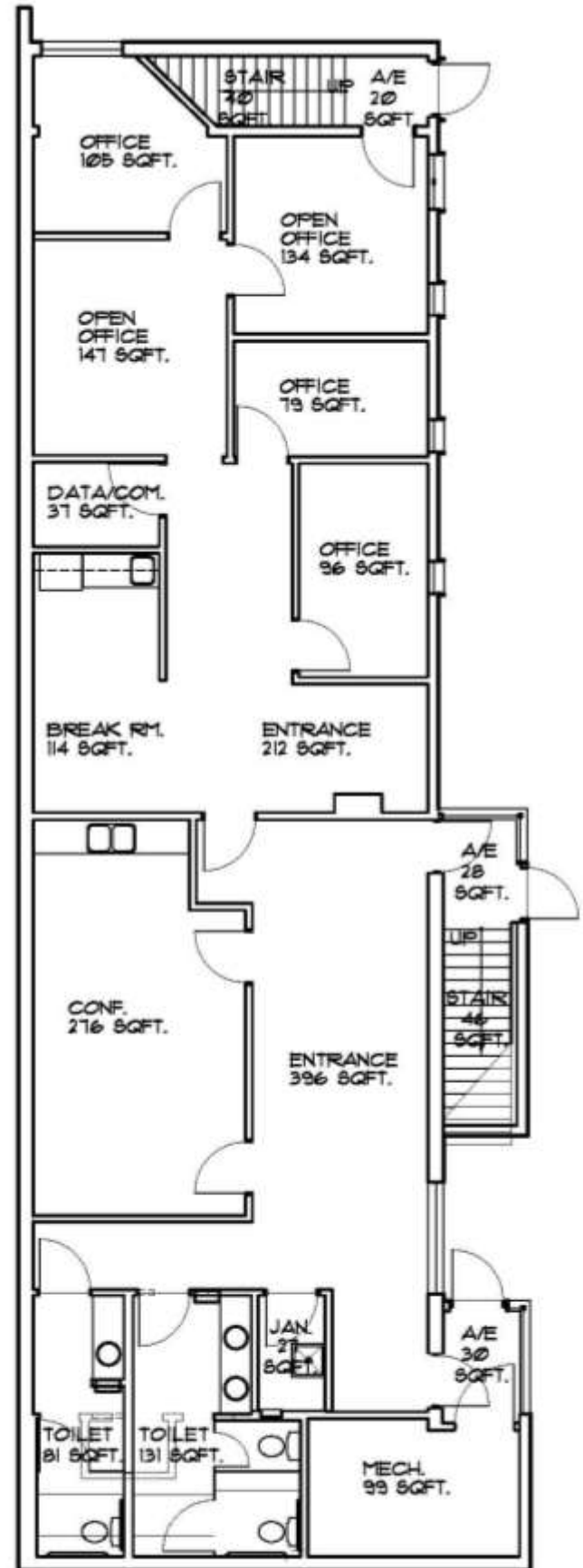
1. Front yard shall not be required;
2. Side yard shall not be required;
3. Rear yard shall not be required.

C. Building Height. Unlimited.

D. Parking. See Chapter 18.96 FNSBC.

E. Signs. See Chapter 18.96 FNSBC. (Ord. 88-010 § 2, 1988; 2004 Code § 18.36.030.)

ROOM	USABLE	ACCESSORY	TOTAL NET	GROSS	NOTES
FIRST FLOOR					
ENTRANCE	134		134		
OFFICE	105		105		
OFFICE	147		142		
OFFICE	79		74		
KITCHEN	37		37		
OFFICE	96		96		
CONFERENCE	114		114		
ENTRANCE	212		212		
MAIN ENTRANCE	396		396		
CONFERENCE	276		276		
ARCTIC ENTRANCE	30		30		
TOILET		81	81		
TOILET		131	131		
ELECTRIC ROOM		27	27		
MECHANICAL ROOM		99	99		
ARCTIC ENTRANCE		28	28		
STAIR		46	46		
ARCTIC ENTRANCE		20	20		
STAIR		40	40		
TOTAL	1626	472	2088	2436	
	/100				OCCUPANT LOAD FACTOR FOR BUSINESS OCCUPANCY
	17				OCCUPANT LOAD
SECOND FLOOR					
RECEPTION	347		347		
CONFERENCE	544		544		
STORAGE	75		75		
OFFICE	110		110		
OFFICE	139		139		
OFFICE	126		126		
OFFICE	126		126		
OPEN OFFICE	356		356		
OFFICE	337		337		
TOILET		53	53		
TOILET		56	56		
STAIR		41	41		
STAIR		60	60		
TOTAL	2160	210	2370	2720	
	/100				OCCUPANT LOAD FACTOR FOR BUSINESS OCCUPANCY
	22				OCCUPANT LOAD
TOTAL BUILDING					
FIRST FLOOR	1626	472	2088		
SECOND FLOOR	2160	210	2370		
	3786	682	4458	5156	
	/100				OCCUPANT LOAD FACTOR FOR BUSINESS OCCUPANCY
	38				OCCUPANT LOAD



FIRST FLOOR PLAN

3/32" = 1'-0"



