

2036 E 3rd



Commercially zoned home

- **Building For Sale**
- **Price: \$249,000**
- **2,136 square feet**
- **6,650 square foot lot**
- **Great layout for duplex rental**
- **Residential financing possible**
- **MLS - 19-7790**



Hugh Wade, CCIM
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Offering Summary

Address and Legal 2036 E 3rd avenue, Alaska 99501
Fourth Addition Block 26B Lot 2

Price \$249,000

Land 6,650 SF

Building 2,136 SF

Zoning B3 - General Business

Drive Times 5 min = Most of Downtown and parts of Midtown.
10 min = All of Downtown, Midtown. Out to Earthquake Park,
Dimond, O'Malley, Moose Run.

15 min = All of Anchorage, reaching JBER and Potters Marsh.

Why would this Property be a good purchase?

- Roomy, spacious, well-maintained house with lots of natural light
- Upstairs has 2 bedrooms and 1 bath. Large basement with daylight windows, another full bathroom, washer/ dryer, partial kitchen
- Poured Concrete Foundation. Fenced, spacious yard
- Separate small sauna house w electric heat in backyard.

Location and Aerial



Property Images



Property Images



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Property Images

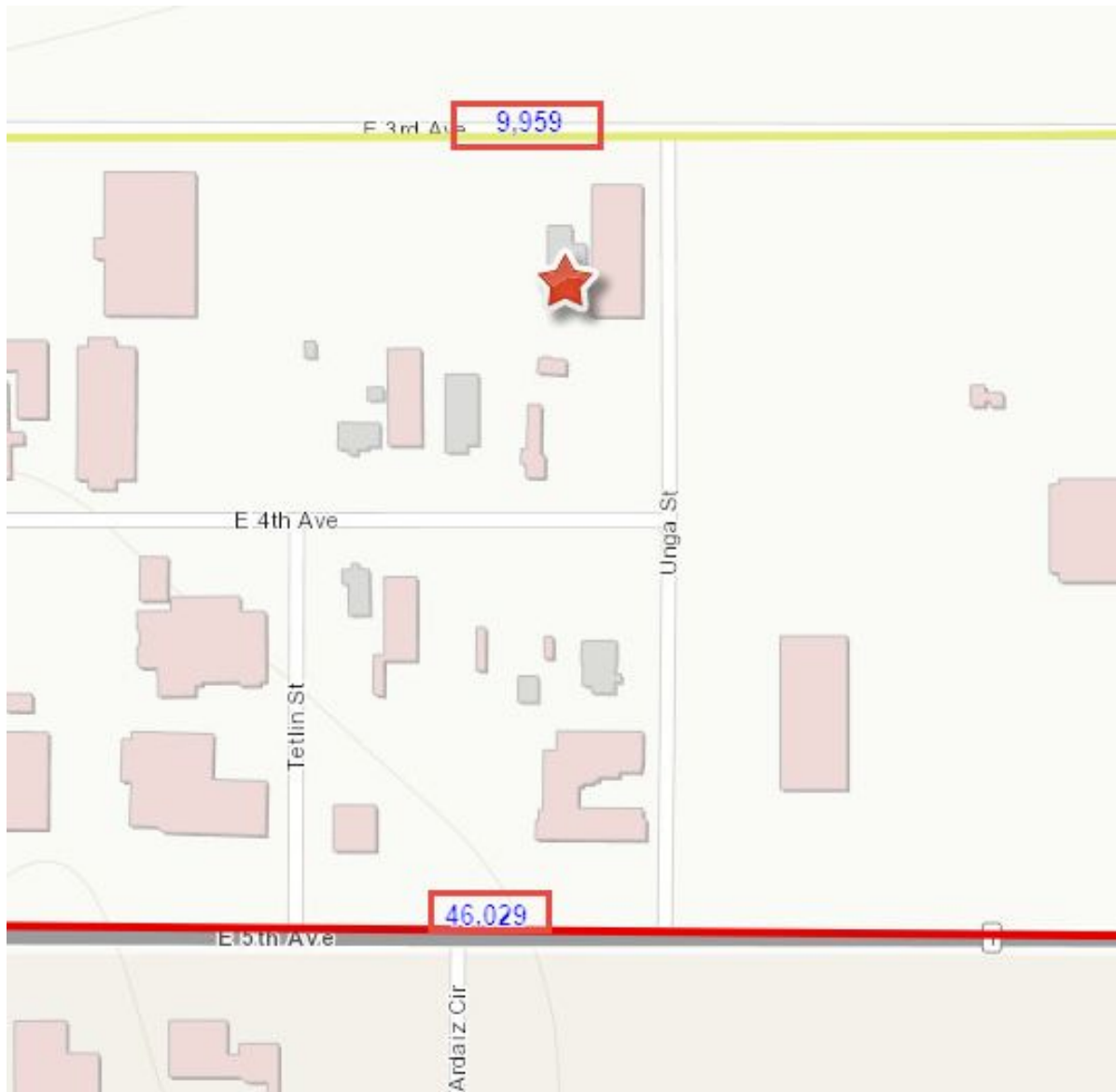


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Traffic Counts



This image shows average daily vehicle counts in 2018, However this does not show the bulk on individuals that walk or ride the bus while in this part of the city.

Here is the State DOT link to Traffic Count Mapping:

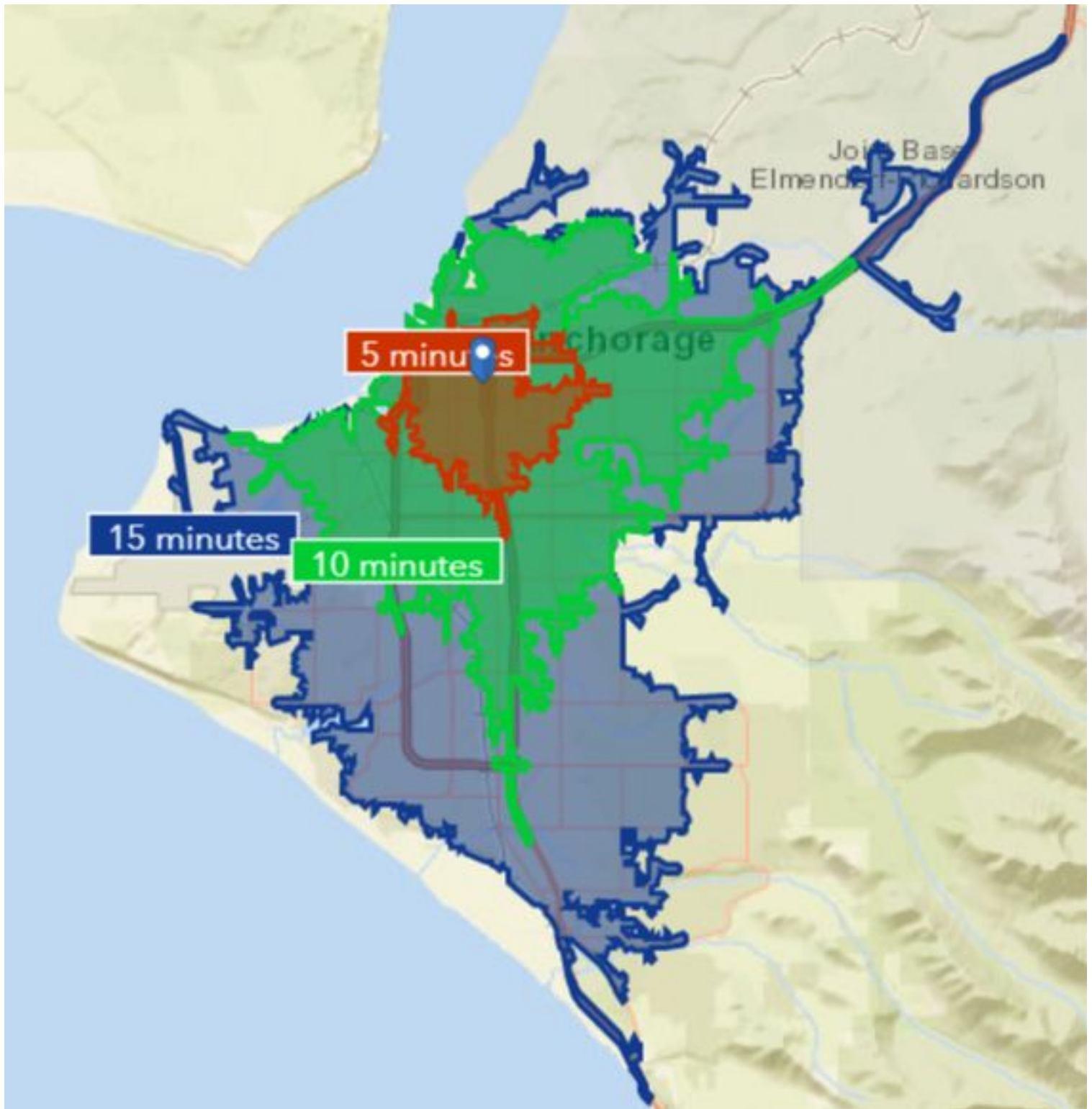
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Drive Times



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 10 minutes, and Blue is 15 minutes.

Most of downtown and parts of mid-town are within a 5 minutes drive. 10 Minutes includes all of downtown and midtown, west to Earthquake Park, south to Dimond and O'Malley, and east out to Moose Run. 15 Minutes includes all of Anchorage, JBER, and Potters Marsh.

Zoning

D.

B-3: General business district.

1.Purpose. The B-3 district is intended primarily for general commercial uses in commercial centers and areas exposed to heavy traffic. These commercial uses are intended to be located on arterials, or within commercial centers of town, and to be provided with adequate public services and facilities. They are subject to the public view and should provide an attractive appearance with landscaping, sufficient parking, and controlled traffic movement. Environmental impacts should be minimized. Abutting residential areas should be protected from potentially negative impacts associated with commercial activity. While B-3 district areas shall continue to meet the need for auto-related and other auto-oriented uses, it is the municipality's intent that the B-3 district also shall provide for safe and convenient personal mobility in other forms. Planning and design shall accommodate pedestrians and bicyclists. In addition to a wide range of commercial office, retail and commercial services, other use categories such as residential and community uses, and mixed-use projects, are allowed.

2.District-specific standards.

A. Residential in B-3. Residential household living uses in the B-3 district shall be subject to the R-4 related FAR provisions in subsection 21.04.020I.2.c. The building height increase of subsection 21.04.020H.2.d. is available to residential household living uses in the B-3 district.

b. Height increase permitted. Buildings in the B-3 district may exceed the maximum height established for areas outside of Midtown in Table 21.06-2, up to a maximum height of 60 feet, subject to the following:

i. The development shall be within an area designated by the comprehensive plan as a commercial center or other type of urban center above the neighborhood scale.

ii. The development shall be subject to administrative site plan review and [Section 21.07.070](#), Neighborhood Protection.

c. Conditional height increase. Buildings in the B-3 district may exceed the height increase permitted in subsection 2.b. above, up to a maximum height of 75 feet, subject to a conditional use review and the following additional approval criteria:

i. The development is within an area designated by the comprehensive plan as a commercial center, town center, or other type of urban center above the neighborhood scale.

ii. The building height, massing, and intensity of use is consistent with any applicable area-specific element of the comprehensive plan.

iii. The building complies with subsections 21.04.030G.3. and 7., and any additional placement and orientation conditions determined by the conditional use review.

d. Mixed-use development in this district shall follow the standards of subsection H. below.

3.

District location requirements.

a. Establishment of the B-3 district or changes to existing B-3 district boundaries shall meet the general rezoning criteria of this code and shall not be expanded along street corridors or into surrounding neighborhoods unless consistent with the comprehensive plan.

b. Future rezonings to B-3 shall take into consideration the desirability of B-3 being located on arterials and being served with adequate public services and facilities.

https://library.municode.com/ak/anchorage/codes/code_of_ordinances?nodeId=TIT21LAUSPLNECOFFJA12014_CH21.04_ZODINECOFFJA12014_21.04.030CODI

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,

Hugh

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