

OFFERED FOR SALE
SSS COMMERCIAL REAL ESTATE

1007 W 32nd Avenue Anchorage, Alaska 99503

B3 Site with Existing Improvements |
Redevelopment Opportunity



stusell.com

Anchorage | Mat-Su | Statewide



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Property Overview

1007 W 32nd Avenue Anchorage, AK
Flexible B3 Site with Existing Improvements
High-Security, Low Visibility

Building Sizes

7,200 SF Metal Building | 2,400 SF Warehouse

This 3.34-acre site, zoned B3 General Business, offers a secure and functional layout in a well-established Spenard location. The property includes two existing structures: a 7,200 square foot metal building in need of renovation and a 2,400 square foot warehouse in fair condition featuring a 12'x12' overhead door.

The site is fully fenced and well-suited for contractor yard use, equipment storage, or redevelopment. The layout allows for efficient access, circulation, and secure operations within the property boundaries.



Easement

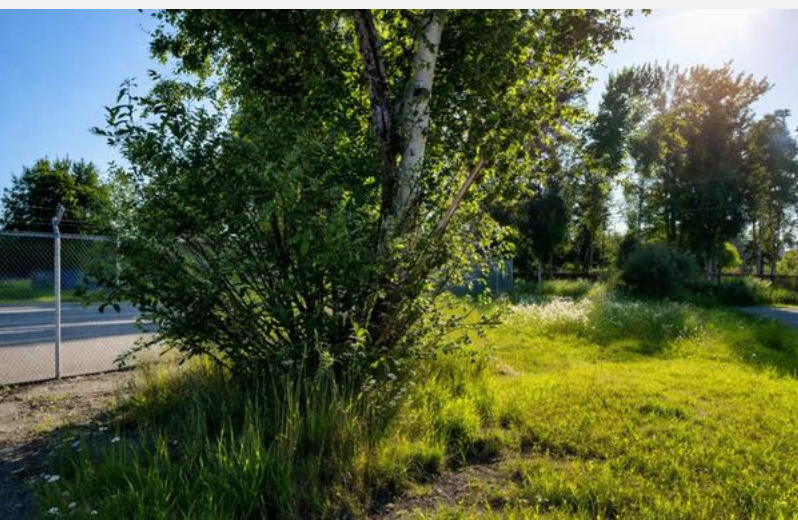
A communication tower, satellite dish, and related equipment remain on site under a perpetual easement. The easement holder is responsible for their proportionate share of taxes and maintenance. No income from the tower will transfer with the sale.

Showings

Tours by appointment only,
Call Stewart Smith: 907-727-8686



Price: \$895,000







Location Map



**MUNICIPALITY OF ANCHORAGE
PLANNING AND ZONING COMMISSION
RESOLUTION NO. 2023-023**

A RESOLUTION RECOMMENDING APPROVAL OF A ZONING MAP AMENDMENT FOR ONE PARCEL CONTAINING APPROXIMATELY 3.3 ACRES FROM B-3 SL (GENERAL BUSINESS WITH SPECIAL LIMITATIONS) DISTRICT TO REVISE THE SPECIAL LIMITATIONS WITHIN TOWNSHIP 13N RANGE 4W SECTION 25 S2NE4NE4 PARCELS 1-28,1-34,1-27, GENERALLY LOCATED NORTH OF WEST 32ND AVENUE, EAST OF SPENARD ROAD, SOUTH OF WEST 30TH AVENUE, AND WEST OF NORTH STAR STREET, IN ANCHORAGE.

(Case 2023-0131; Tax I.D. No. 010-016-12-000)

WHEREAS, a request has been received from AWN Tower Company, LLC, owner, and their representatives for a zoning map amendment for one parcel containing approximately 3.3 acres from B-3 SL (General Business with Special Limitations) District to revise the special limitations within Township 13N Range 4W Section 25 S2NE4NE4 Parcels 1-28,1-34,1-27, generally located north of West 32nd Avenue, east of Spenard Road, south of West 30th Avenue, and west of North Star Street, in Anchorage, in Anchorage, and

WHEREAS, notices were published, posted, and mailed, and a public hearing was held on December 4, 2023.

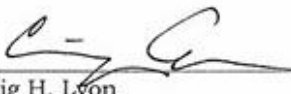
NOW, THEREFORE, BE IT RESOLVED by the Anchorage Planning and Zoning Commission that:

- A. The Commission makes the following findings of fact:
1. This request meets all rezoning approval criteria as required by Anchorage Municipal Code (AMC) 21.03.160E.
 2. There was no public testimony for this request, with no objections from the public or reviewing agencies.
 3. The applicant's proposed development would meet the Title 21 and Title 23 requirements, most likely without a variance.
 4. The petitioner had a good public involvement process.
 5. In the event the towers are removed, the site would be suitable for residential mixed-use development.
- B. The Commission recommends APPROVAL of the zoning map amendment from B-3 SL (General Business with Special Limitations) District to revise the special limitations to add self-storage and residential mixed-use as permitted uses, and to add the following additional special limitation: "Nonresidential uses within the district shall be subject to the dimensional standards of the R-3 District".

Planning and Zoning Commission
Resolution 2023-023
Page 2

PASSED AND APPROVED by the Anchorage Planning and Zoning Commission on the 4th day of December, 2023.

ADOPTED by the Anchorage Planning and Zoning Commission this 11th day of December, 2023. This written decision/resolution of the Planning and Zoning Commission is final.



Craig H. Lyon
Secretary



Andre Spinelli
Chair

(Case 2023-0131; Tax I.D. No. 010-016-12-000)

DMH-KTVU TOWER SITE
within the NEVIA of Section 26, Township 13 North, Range 4 West, Seward Meridian, Alaska,
1907 WEST 32ND AVENUE
ANCHORAGE, ALASKA 99503
MUNICIPALITY OF ANCHORAGE

Surveyor Certification

TO: HERBERT CENITRY, JR., VERTICAL HOLDINGS REIT, L.P., A DELAWARE LIMITED LIABILITY COMPANY, ITS SUBSIDIARIES, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, AND TO THE ORDER OF THE ELDERS PARTIES FROM TIME TO TIME TO THE CERTAIN AND ON BEHALF OF THE ELDERS PARTIES FROM TIME TO TIME TO THE CERTAIN SECOND AMENDED AND REVISED LOAN AGREEMENT DATED JUNE 17, 2014 WITH VERTICAL HOLDINGS REIT, L.P., AS BORROWER, AND VERTICAL HOLDINGS REIT, L.P., ITS SUBSIDIARIES AND ASSIGNS AS THEIR INTERESTS MAY APPEAR, AND INDUSTRY TITLE AGENCY OF ALASKA, LLC. This is to certify that this map and plan are the survey on which a lawsuit were made in accordance with the 2014 Minnesota Standard Detail Rule 14.00, Subpart 1, Sections 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798,



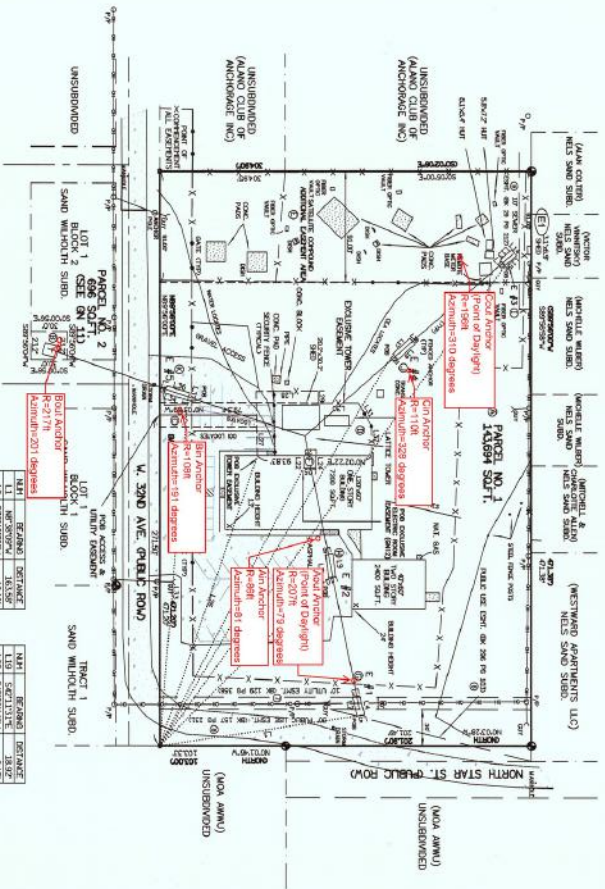
Survey Prepared By:
Acadix Consultants LLC
5000 E. Lake Avenue Dr. 5th Fl.
Vestria, Alaska 99654
adrian@acadixsurvey.com
907-378-8100



Title Commitment Legal

[illegible][illegible]

FA-3-A TOWER LOCATION INFORMATION:
3022 JACKSON, LAFAYETTE, TEXAS
HNO 63
LATITUDE = 31.11144444 N & 20"
LONGITUDE = 94.70958333 W & 20"
GROUND ELEVATION AT BASE OF TOWER = 1011.5' MAMSL
HEIGHT OF TOP OF TOWER ABOVE GROUND = 462.713'
HEIGHT OF TOWER ABOVE GROUND (TOP OF TOWER) = 462.713'

[illegible]

FLOOD NOTE: By graphic reading only, this property is in Zone _____ of the Flood Insurance Rate Map, Community Flood No. _____ which shows an effective date of _____.

[illegible]

Encroachment Note

E1 Shed located near the Northwest corner of Parcel 1, encroaches upon Parcel 1 as much as 3.4 feet.

Utility Notes

UNIT The location of utilities shown herein are from observed evidence of above ground requirements and field soil locates only. The surveyor was not provided with underground plans to determine the location of any subterranean utilities.

General Notes

- [illegible]

Notes Corresponding to Schedule B

TITLE COMMITMENT PREPARED BY FIDELITY TITLE AGENCY OF ALASKA, LLC, FILE NUMBER F-58724, WITH AN EFFECTIVE DATE OF 8/06/2019. SCHEDULE B - SECTIONAL SPECIAL EXCEPTIONS ARE LISTED BELOW:

- [illegible]

DMR-KTYA TOWER SITE
within the NE1/4 of Section 25, Township 13 North, Range 4 West, Seward Meridian, Alaska,
1907 WEST 32ND AVENUE
ANCHORAGE, ALASKA 99503
MUNICIPALITY OF ANCHORAGE

[illegible][illegible]

EXPLORING OUR WIRE EASSTON 21

[illegible][illegible][illegible][illegible][illegible]

EXHIBIT 106B EASTDIT.
A FOUR THOUSAND FOUR HUNDRED FIFTY-SIX (4,456) SQUARE FOOT EXCLUSIVE TOWER EASTDIT, ENTIRELY WITHIN A PARCEL OF LAND DESCRIBED AS:

[illegible]

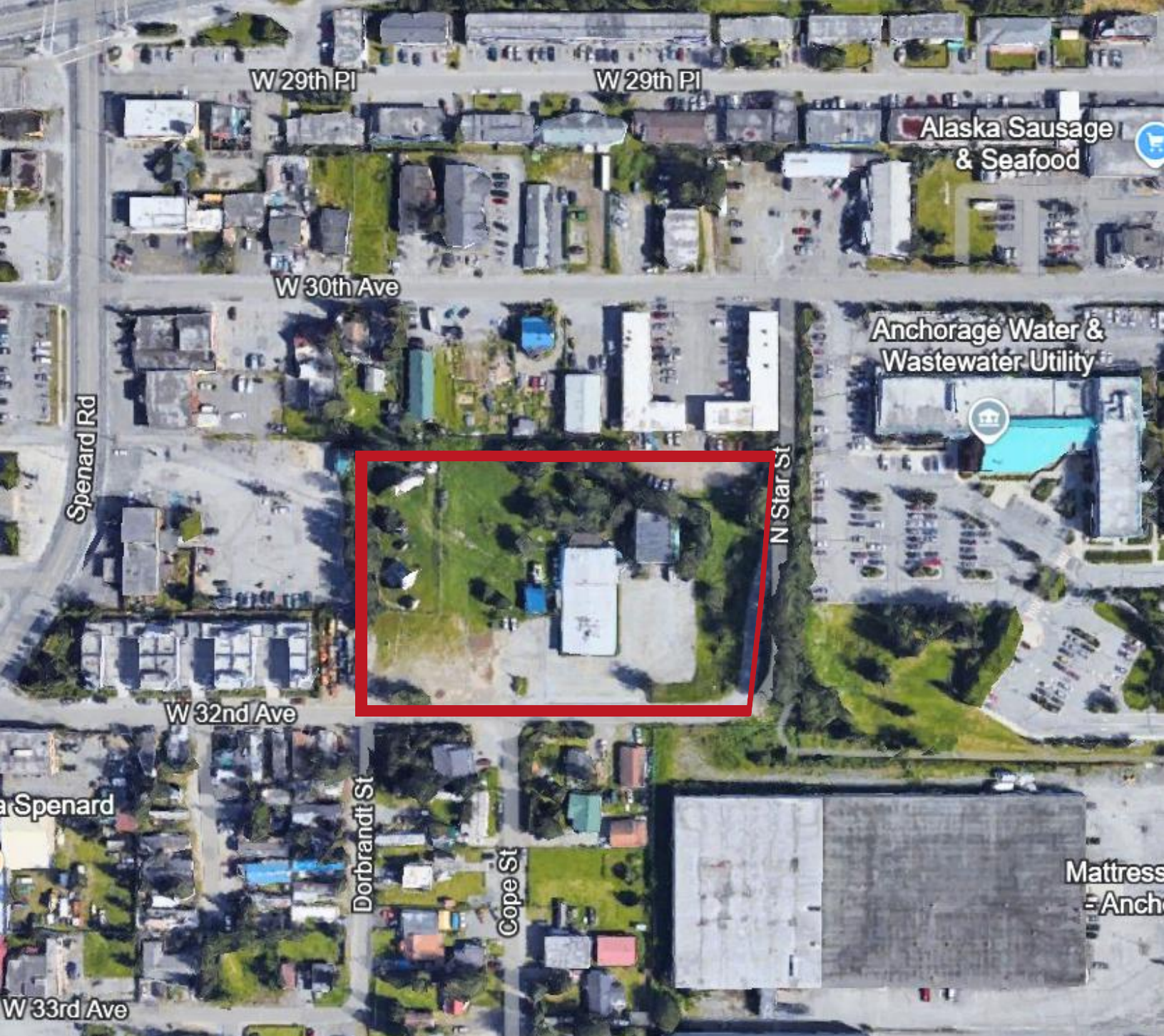
ANDERSON, S. D. 1962. *Field notes on the life history of the yellow perch, Perca flavescens*, in the Michigan waters of Lake Huron, 1959-1961. Michigan Department of Conservation, Fisheries Bulletin 10, 100 pp.

[illegible]

CONNECTION AT THE SOUTHWEST CORNER OF SAID ABOVE DESCRIBED PARCEL, OF SAID, THEREABOUT-
 NORTH-OF-SAY OF THE NORTH-EAST CORNER, A DISTANCE OF 47.100 FEET TO A POINT, THERE
 22.641 FEET TO A POINT, THE BEING THE TRUE POINT OF BEGINNING,
 THENCE S 90°00'00" W A DISTANCE OF 10.00 FEET TO A POINT,
 THENCE N 00°02'22" E A DISTANCE OF 4.000 FEET TO A POINT,
 THENCE N 90°00'00" E A DISTANCE OF 10.00 FEET TO A POINT,
 THENCE S 00°02'22" W A DISTANCE OF 10.00 FEET TO A POINT, THE TRUE POINT OF BEGINNING
 CONTAINS 100 SQUARE FEET, MORE OR LESS.

[illegible]

	AREA TABLE	LANDER FFL
1	PARENT PARCEL #1	143,694 +/-
2	PARENT PARCEL #2	5,96 +/-
3	ACCESS & UTILITY EASEMENT	1,082 +/-
4	EXCLUSIVE TOWEL EASEMENT	4,456 +/-
5	ADDITIONAL EASEMENT AREA	27,249 +/-
6	EXCLUSIVE ELECTRIC SOLE EASEMENT	108 +/-
7	EXCLUSIVE GAY WIRE EASEMENT #1	101 +/-
8	EXCLUSIVE GAY WIRE EASEMENT #2	115 +/-
9	EXCLUSIVE GAY WIRE EASEMENT #3	77 +/-
10	EXCLUSIVE GAY WIRE EASEMENT #4	119 +/-
11	EXCLUSIVE GAY WIRE EASEMENT #5	111 +/-
12	EXCLUSIVE GAY WIRE EASEMENT #6	103 +/-
13	EXCLUSIVE GAY WIRE EASEMENT #7	102 +/-
14	EXCLUSIVE GAY WIRE EASEMENT #8	103 +/-
15	EXCLUSIVE GAY WIRE EASEMENT #9	102 +/-
16	EXCLUSIVE GAY WIRE EASEMENT #10	102 +/-
17	EXCLUSIVE GAY WIRE EASEMENT #11	102 +/-
18	EXCLUSIVE GAY WIRE EASEMENT #12	102 +/-
19	EXCLUSIVE GAY WIRE EASEMENT #13	102 +/-
20	EXCLUSIVE GAY WIRE EASEMENT #14	102 +/-
21	EXCLUSIVE GAY WIRE EASEMENT #15	102 +/-
22	EXCLUSIVE GAY WIRE EASEMENT #16	102 +/-
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62	EXCLUSIVE GAY WIRE EASEMENT #56	102 +/-
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77	EXCLUSIVE GAY WIRE EASEMENT #71	102 +/-
78	EXCLUSIVE GAY WIRE EASEMENT #72	102 +/-
79	EXCLUSIVE GAY WIRE EASEMENT #73	102 +/-
80	EXCLUSIVE GAY WIRE EASEMENT #74	102 +/-
81	EXCLUSIVE GAY WIRE EASEMENT #75	102 +/-
82	EXCLUSIVE GAY WIRE EASEMENT #76	102 +/-
83	EXCLUSIVE GAY WIRE EASEMENT #77	102 +/-
84	EXCLUSIVE GAY WIRE EASEMENT #78	102 +/-
85	EXCLUSIVE GAY WIRE EASEMENT #79	102 +/-
86	EXCLUSIVE GAY WIRE EASEMENT #80	102 +/-
87	EXCLUSIVE GAY WIRE EASEMENT #81	102 +/-
88	EXCLUSIVE GAY WIRE EASEMENT #82	102 +/-
89	EXCLUSIVE GAY WIRE EASEMENT #83	102 +/-
90	EXCLUSIVE GAY WIRE EASEMENT #84	102 +/-
91	EXCLUSIVE GAY WIRE EASEMENT #85	102 +/-
92	EXCLUSIVE GAY WIRE EASEMENT #86	102 +/-
93	EXCLUSIVE GAY WIRE EASEMENT #87	102 +/-
94	EXCLUSIVE GAY WIRE EASEMENT #88	102 +/-
95	EXCLUSIVE GAY WIRE EASEMENT #89	102 +/-



Stewart Smith

BROKER | REALTOR®

SSS Commercial Real Estate

12521 Mountain Village Drive

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☎ 907-727-8686

Flexible B3 Site with Existing Improvements

High-Security, Low Visibility

Disclaimer

SSS Commercial Real Estate

The information contained herein has been obtained from the Municipality of Anchorage, Mat-Su Borough, and other public and private sources deemed reliable; however, its accuracy is not warranted or guaranteed.

The owner and Stewart Smith of SSS Commercial Real Estate make no representations or warranties, expressed or implied, as to the completeness or accuracy of the information contained herein. This includes, but is not limited to, square footage, land size, lease terms, financial information, rental income, equipment lists, inventory, and other related data.

This offering is subject to errors, omissions, prior sale or lease, and withdrawal from the market at any time without notice.

This packet is solely the property of Stewart Smith of SSS Commercial Real Estate and is intended for the recipient's use in evaluating the subject property.