

36,000 SF Multi-Use Campus For Sale

Gymnasium • Commercial Kitchen • Classrooms • Offices • Development Land



Offered at $11,000,000

2511 Sentry Drive | Anchorage, Alaska 99507



WELLSPRING BUILDING

2511 Sentry Drive, Anchorage, Alaska

Broker Showing Instructions

Showings By Appointment Only

All showing requests must be coordinated through SSS Commercial Real Estate.

Prior to confirming a showing, prospective buyers must provide evidence of their ability to purchase the property. This may include a letter of qualification, proof of funds, lender letter, or other documentation acceptable to the Listing Broker.

Please Do Not Contact the Owner Directly

All property inquiries, showing requests, negotiations, and offers shall be handled through the Listing Broker.

Property Offered at $11,000,000

Seller financing may be available with a minimum $4,000,000 down payment, subject to Seller approval.

Outside brokers are asked to accompany their clients during all scheduled property tours.

Please allow adequate notice for showing coordination.

Stewart Smith, Broker
SSS Commercial Real Estate
2521 Mountain Village Drive Suite B PMB727
Wasilla AK 99654
Email: Stewart@stusell.com
Cell: 907-727-8686



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Executive Summary

2511 Sentry Drive
Anchorage, Alaska 99507

SSS Commercial Real Estate presents the Wellspring Building, an approximately 36,000-square-foot multi-use campus situated on approximately 17.5 acres in Anchorage.

The property is designed to accommodate a wide range of institutional, educational, recreational, religious, administrative, and community-based uses. The facility includes an approximately 800-seat gymnasium/auditorium, a full commercial kitchen, classrooms, offices, conference rooms, lobby and support areas, and extensive paved and lighted parking.

Recent property improvements include a 350,000 BTU boiler, 25 industrial classroom windows, upgraded attic insulation, reset parking lot manholes, and internal roof scupper improvements.

The large site also offers meaningful development potential, with additional land located behind the main facility and strong access from the surrounding Anchorage road network.

Property Offering

Property Address	Building Size	Site Area	Offering Price
2511 Sentry Drive	Approx. 36,000 SF	Approx. 17.5 Acres	$11,000,000

Key Property Components

- Approx. 800-seat gymnasium / auditorium
- Full commercial kitchen
- Classrooms and instructional areas
- Private offices and conference rooms
- Lobby / reception areas
- Extensive support and storage space
- Approx. 326 paved and lighted parking spaces
- Significant additional development land
- Seller financing may be available, subject to Seller approval

A rare large-scale Anchorage campus offering flexibility for institutional, educational, community, religious, recreational, or redevelopment use.










ICEBOX SERVICES




ICEBOX SERVICES




Wellspring Ministries
OFFICE


Welcome Center


Welcome Center

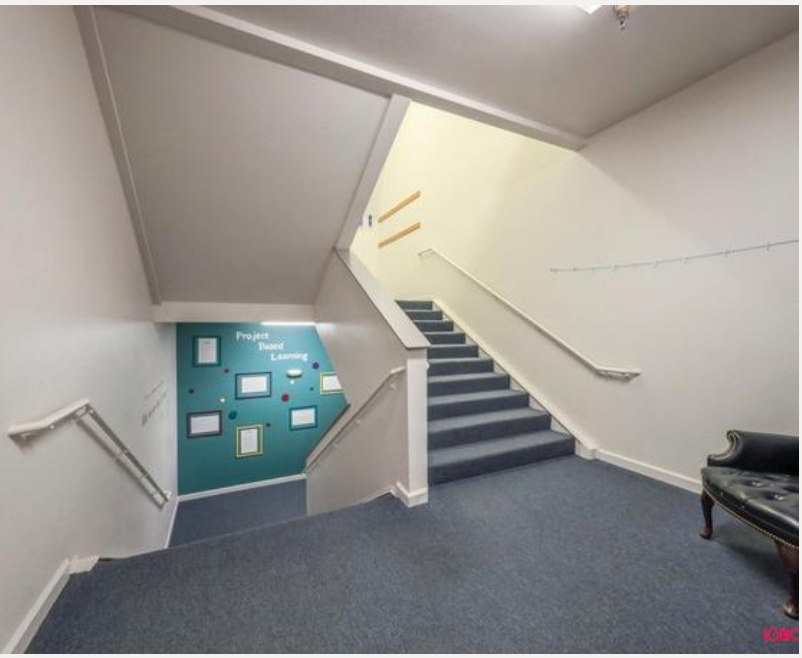

EXIT






EXIT




Project
Based
Learning




YO! BOY!







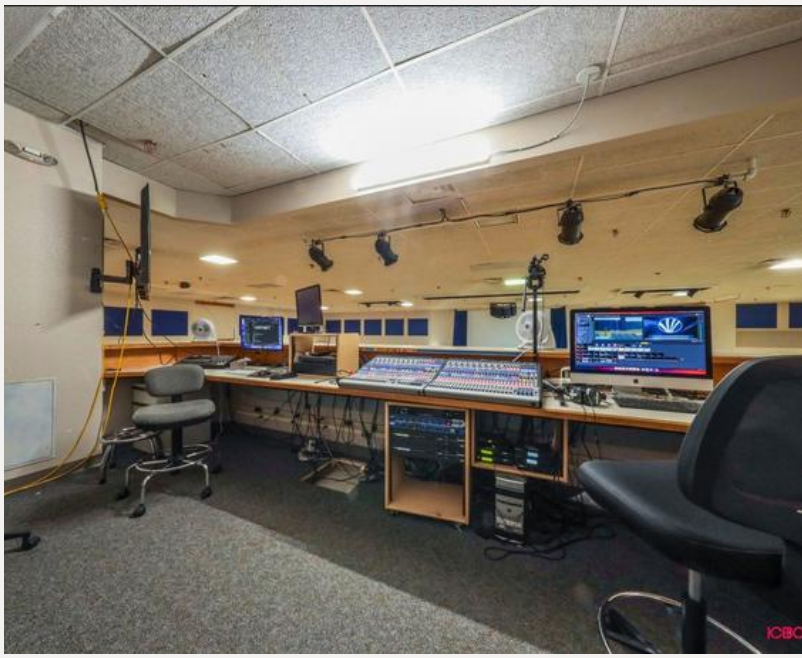

©AlaskaVirtual Digi




©AlaskaVirtual Digi


©AlaskaVirtual Digi















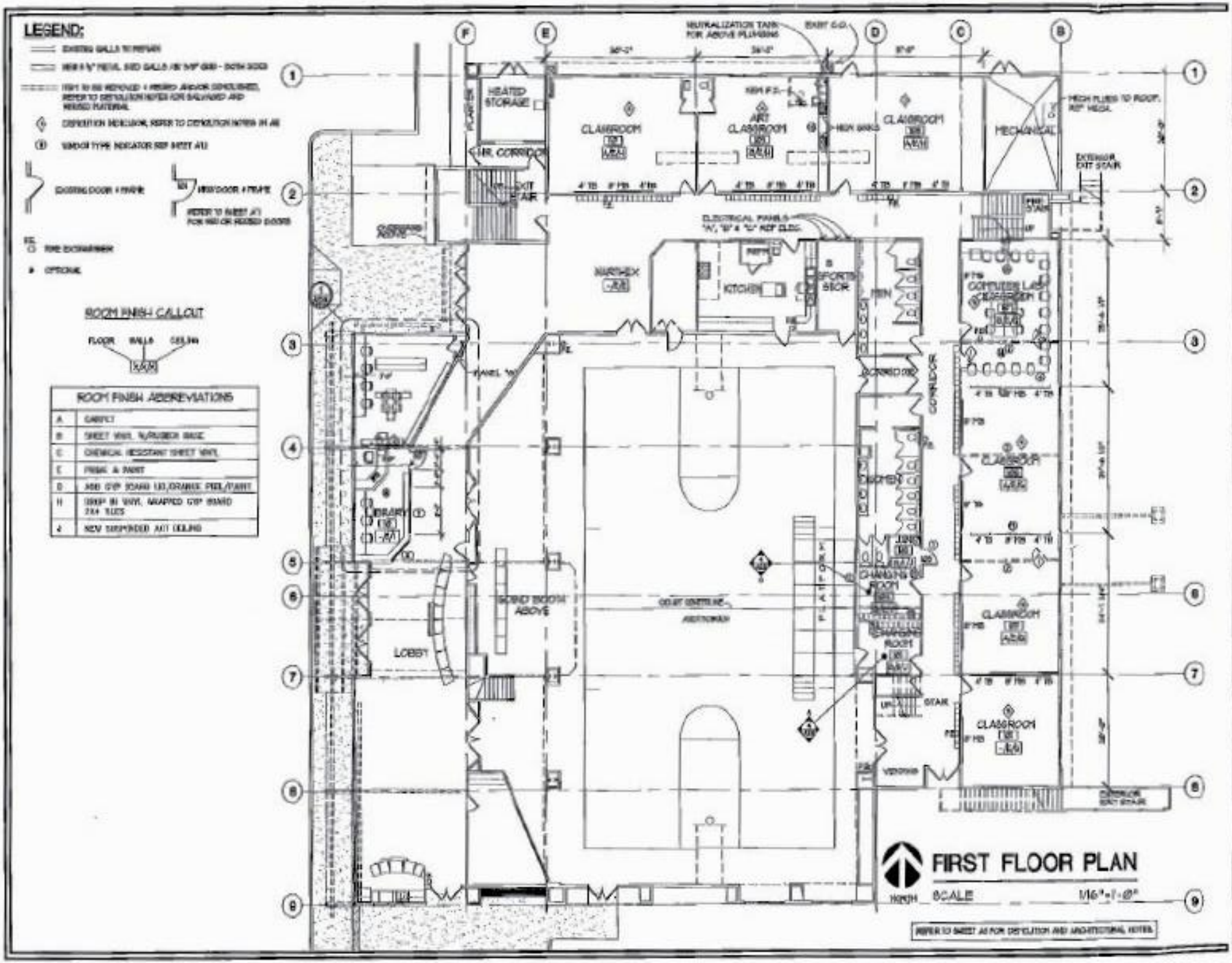


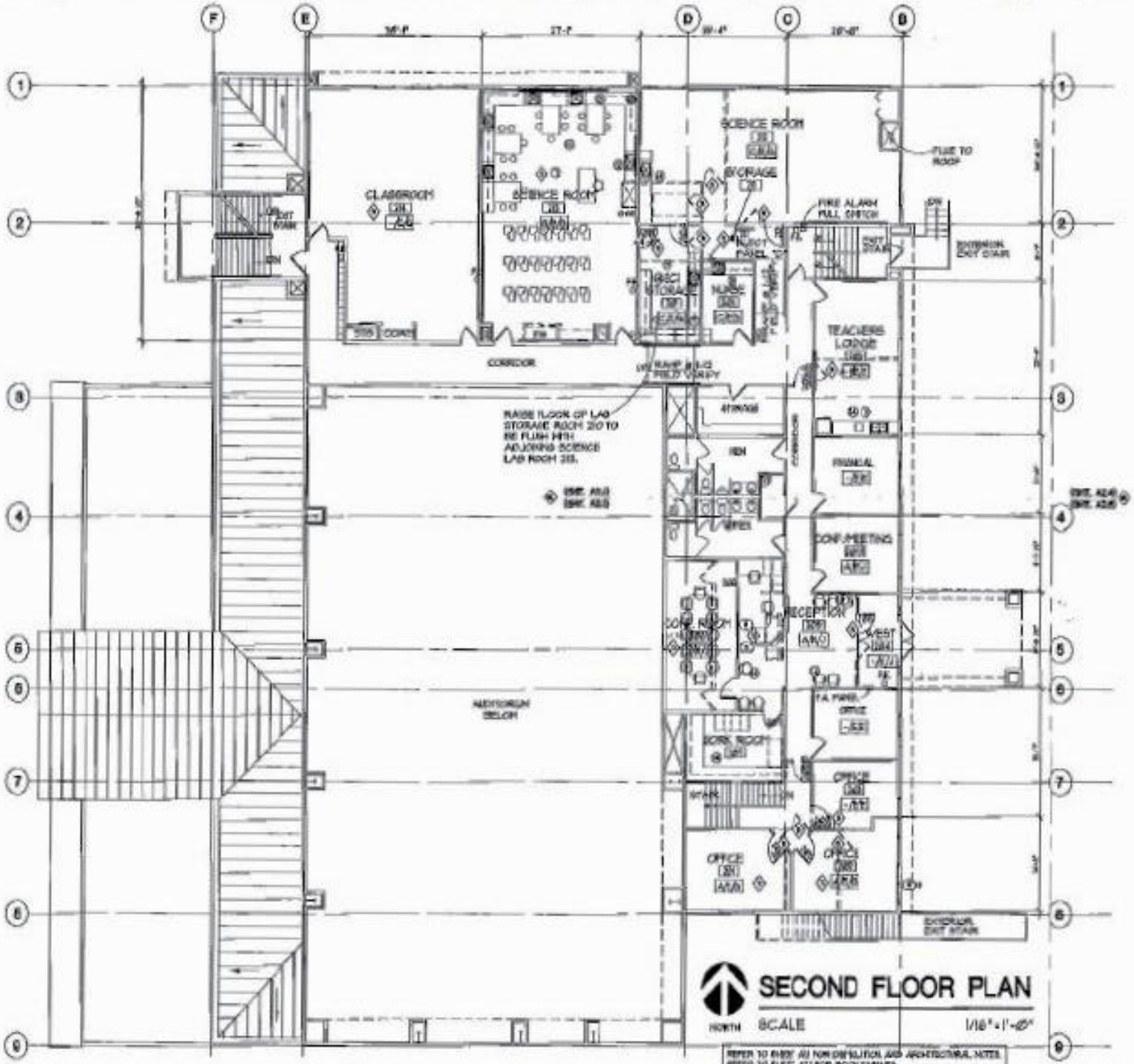









LEGEND:
ROOM FINISH CALLOUT
FLOOR WALLS CEILING
ROOM FINISH ABBREVIATIONS
A CARPET
B SHEET VINYL W/RUBBER BASE
C CHEMICAL RESISTANT SHEET VINYL
E PAINT & PAINT
D ACT CEILING
H GRIP IN VINYL WRAPPED GYP BOARD 2X4 TILES
J NEW SUSPENDED ACT CEILING
HEATED STORAGE
CLASSROOM
ART CLASSROOM
CLASSROOM
MECHANICAL
HR. CORRIDOR
EXIT STAIR
EXTERIOR EXIT STAIR
KITCHEN
NARTHEX
SPORTS BOOR
MEN
COMPUTER LAB CLASSROOM
CORRIDOR
LIBRARY
LOBBY
BOND BOOM ABOVE
CHANGING ROOM
CLASSROOM
STAIR
CLASSROOM
FIRST FLOOR PLAN
SCALE 1/16"=1'-0"
REFER TO SHEET A0 FOR DEMOLITION AND ARCHITECTURAL NOTES.
KROCHINA ARCHITECTS AIA
Heritage Christian School
Tenant Improvements
FIRST FLOOR PLAN
A2.1



SECOND FLOOR PLAN

SCALE 1/16" = 1'-0"

REFER TO SHEET A0 FOR DEMOLITION AND ARCHITECTURAL NOTES
REFER TO SHEET A2.1 FOR ROOM FINISHES

KROCHINA ARCHITECTS AIA
3601 Denali Street, Suite 303, Anchorage, Alaska 99503
(907) 561-2241 www.krochina.com

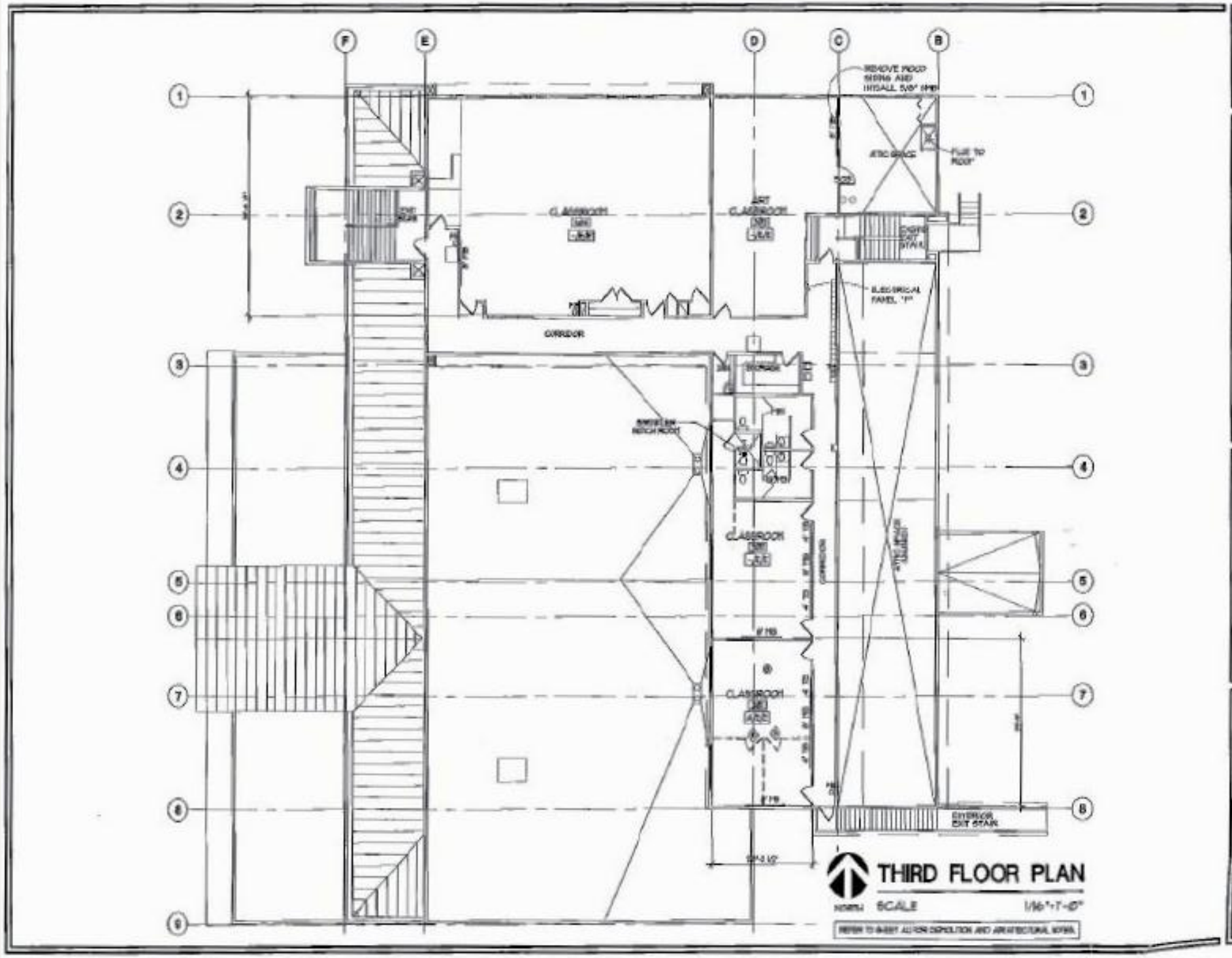
Heritage Christian School
Tenant Improvements
2601 Seeley Dr.
Anchorage, Alaska

Drawn: JB
Checked: PJK
Revisions:

Dwg. Title:
SECOND FLOOR PLAN

Job No.: 0000
Date: June 20, 2005

A2.2

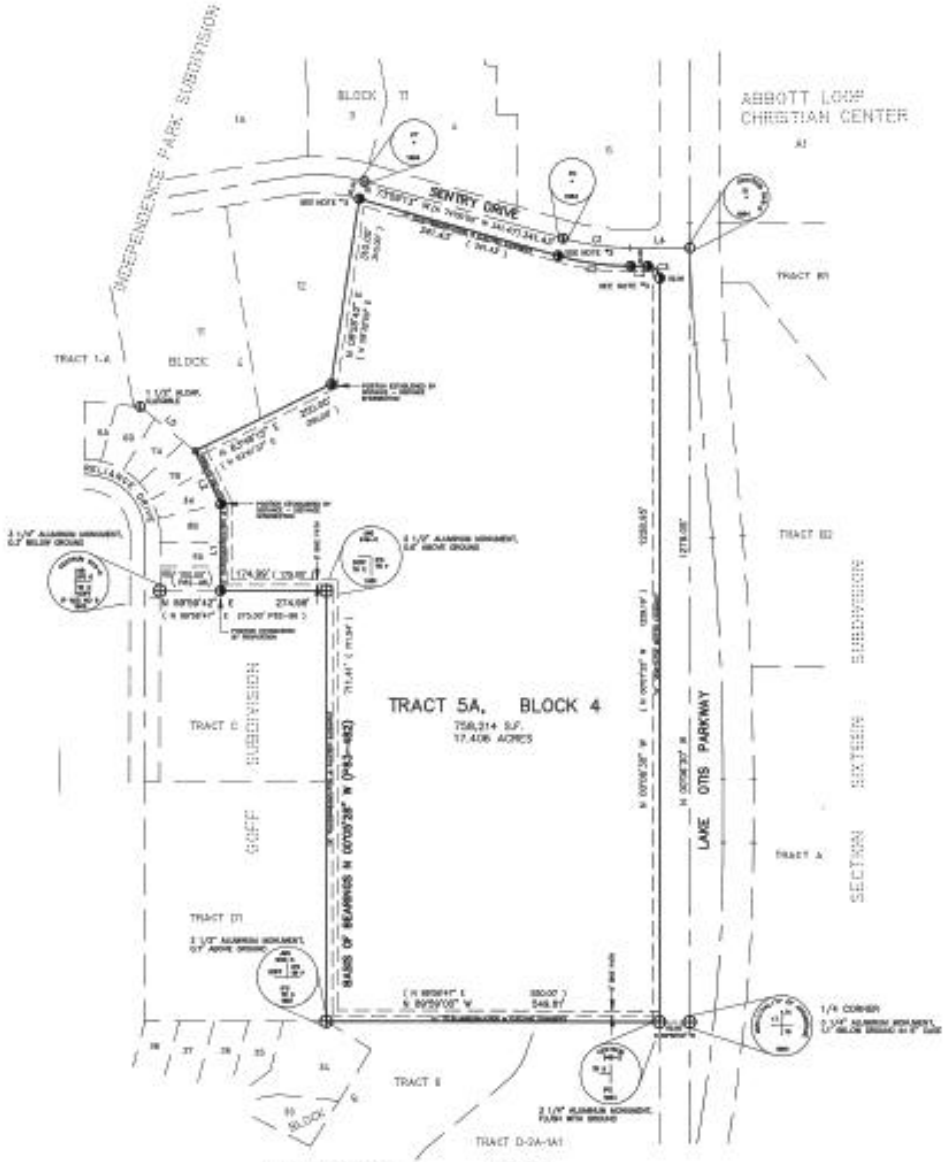


KROCHINA ARCHITECTS AIA

Heritage Christian School
Tenant Improvements

Dwg Title:
THIRD FLOOR PLAN

A2.3







VICINITY MAP
1" = 1 MILE

LEGEND

- 711.41' — MEASURED THIS SURVEY
- (711.54') — RECORD INFORMATION FROM PLAT 83-482 UNLESS NOTED OTHERWISE
- FOUND MONUMENT
- FOUND 3" ALUMP UNLESS NOTED OTHERWISE
- FOUND 5/8" REBAR
- SET 3" ALUMP ON 5/8" x 30" REBAR, WITH PLASTIC CAP STAMPED LS 7627 — TYPICAL ALUMP
- L... — LINE LABEL, SEE LINE TABLE
- C... — CURVE LABEL, SEE CURVE TABLE

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	TANGENT	CHORD	BEARING
C1	50.00'	90°00'00"	78.54'	50.00'	70.71'	N 45°00'28" W
C2	50.00'	90°00'00"	78.54'	50.00'	70.71'	N 45°00'28" W
C3	50.00'	90°00'00"	78.54'	50.00'	70.71'	N 45°00'28" W
C4	50.00'	90°00'00"	78.54'	50.00'	70.71'	N 45°00'28" W
C5	50.00'	90°00'00"	78.54'	50.00'	70.71'	N 45°00'28" W

LINE TABLE

LINE	DIRECTION	DISTANCE
L1	N 00°00'28" W (N 00°00'28" W)	143.48' (143.48')
L2	N 00°00'28" W (N 00°00'28" W)	98.70' (98.70')
L3	N 89°59'32" E (N 89°59'32" E)	99.00' (99.00')
L4	N 89°59'32" E (N 89°59'32" E)	99.00' (99.00')
L5	N 89°59'32" E (N 89°59'32" E)	99.00' (99.00')
L6	N 31°00'00" W (N 31°00'00" W)	116.97' (116.97')

NOTES

1. DIRECT VEHICULAR ACCESS TO LAKE OTIS PARKWAY IS PROHIBITED.
2. 8' BIKE PATH EASEMENT IS RECORDED IN BOOK 02170, PAGES 534 & 535.
3. CORNERS SET PERPENDICULAR TO CENTERLINE AT R.O.W. DISTRICT.

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE), HEREBY CERTIFY THAT I (WE) HOLD THE INTEREST SPECIFIED PROPERTY INTEREST IN THE PROPERTY SHOWN AND DESCRIBED HEREON. THERE SHALL BE RESERVED ADJACENT TO THE STREETS SHOWN HEREON A SLOPE RESERVATION EASEMENT SUFFICIENT TO CONTAIN CUT AND FILL SLOPES OF 1.5 FEET HORIZONTAL FOR EACH 1 FOOT VERTICAL (1.5 TO 1) OF CUT OR FILL FOR THE PURPOSE OF PROVIDING AND MAINTAINING THE LATERAL SUPPORT OF THE CONSTRUCTED STREETS. THERE IS RESERVED TO THE GRANTORS, THEIR HEIRS, SUCCESSORS AND ASSIGNS, THE RIGHT TO USE SUCH SLOPES AT ANY TIME OPEN PROVIDING AND MAINTAINING OTHER ADEQUATE LATERAL SUPPORT, AS APPROVED BY THE MUNICIPALITY.

I (WE) HEREBY AGREE TO THIS PLAT, AND TO ANY RESTRICTION OR COVENANT APPEARING HEREON AND ANY SUCH RESTRICTION OR COVENANT SHALL BE BINDING AND ENFORCEABLE AGAINST PRESENT AND SUCCESSIVE OWNERS OF THIS SUBDIVIDED PROPERTY.

9/6/92

BRAD L. DROEGTER
SENIOR PASTOR
GRACE COMMUNITY CHURCH, INC.
10800 O'MALLEY CENTER DRIVE
ANCHORAGE, AK 99515

NOTARY'S ACKNOWLEDGEMENT

PERSONALLY APPEARED
SUBSCRIBED AND SWORN TO BEFORE ME THIS 6th
DAY OF August, 1992

Cathi D. Lund — Sept 19, 1994
NOTARY FOR ALASKA — MY COMMISSION EXPIRES

PLAT APPROVAL

PLAT APPROVED BY THE MUNICIPAL PLATTING AUTHORITY THIS
28th DAY OF September, 1992.

AUTHORIZED OFFICIAL

ACCEPTANCE OF DEDICATION BY THE MUNICIPALITY OF ANCHORAGE

THE MUNICIPALITY OF ANCHORAGE HEREBY ACCEPTS FOR PUBLIC USES AND FOR PUBLIC PURPOSES THE REAL PROPERTY DEDICATED ON THIS PLAT INCLUDING, BUT NOT LIMITED TO THE EASEMENTS, RIGHTS-OF-WAY, ALLEYS, BOROUGHFARES, AND PARCELS SHOWN HEREON. DATED AT ANCHORAGE, ALASKA, THIS
28th DAY OF September, 1992

ATTEST: CLERK / Deputy — MAYOR

SURVEYOR'S CERTIFICATE

I, WILLIAM D. COHEN, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PLAT OF INDEPENDENCE PARK SUBD., TR. 5A BLK. 4 IS A TRUE AND CORRECT REPRESENTATION OF LANDS ACTUALLY SURVEYED AND THAT ALL THE DISTANCES AND BEARINGS ARE SHOWN CORRECTLY AND THAT ALL PERMANENT EXTERIOR CONTROL MONUMENTS, ALL OTHER MONUMENTS, AND LOT CORNERS HAVE BEEN SET AND STAKED.

July 28, 1992 — DATE

William D. Cohen — SIGNATURE OF LAND SURVEYOR

TAX CERTIFICATION

ALL REAL PROPERTY TAXES LEVIED BY THE MUNICIPALITY OF ANCHORAGE ON THE AREAS SHOWN ON THIS PLAT HAVE BEEN PAID.

9-14-92 — DATE

Gail C. Mathews — AUTHORIZED OFFICIAL

APPROVALS

PLATTING OFFICER — 9-21-92

MUNICIPAL SURVEYOR — 9/28/92

ENVIRONMENTAL PROTECTION

92-98

RECORDED - BAR 20
Anchorage
10/9 1992
2:30 P.M.
REQUEST OF (AM)

PLAT OF
INDEPENDENCE PARK SUBDIVISION TRACT 5A, BLOCK 4

A RESUBDIVISION OF

LOT 13 & TRACT 5, BLOCK 4
INDEPENDENCE PARK SUBDIVISION (P83-482)

LOCATED WITHIN
NE 1/4, SECTION 17, T. 12 N., R. 3 W., S.M.
ANCHORAGE RECORDING DISTRICT, ALASKA
CONTAINING 17.406 ACRES

LOUNSBURY & ASSOCIATES, INC.
SURVEYORS—PLANNERS—ENGINEERS
723 W. 6TH AVE. ANCHORAGE, ALASKA 99501
(907) 272-3451

DATE: JUNE, 1992		SCALE: 1" = 100'
DRAWN: NDC		SHEET 1 OF 1
CHECKED: CJW	P.S. 96-87-0ST	DWG: 3433 — D-9258

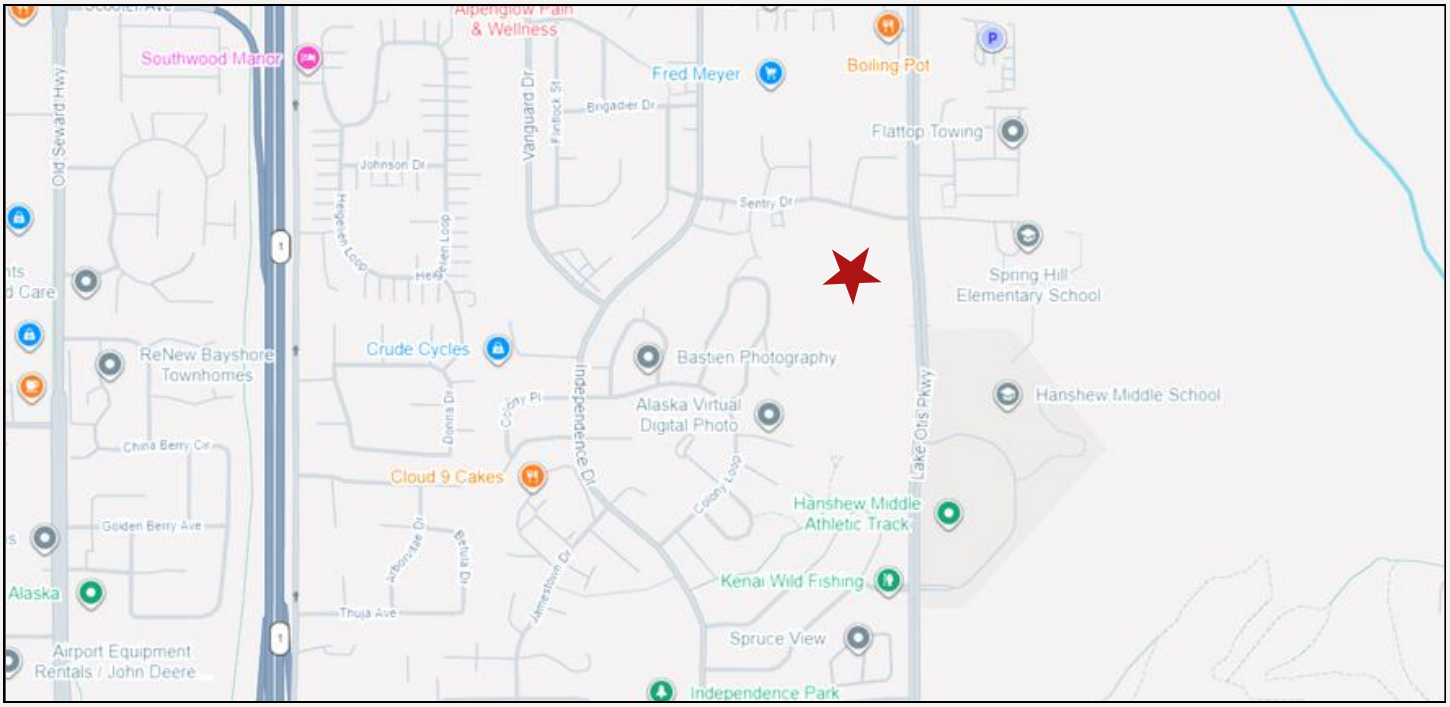
04-067

Property Location & Site Context

Aerial Site Position



Location Map



Location & Traffic Exposure

Traffic Exposure

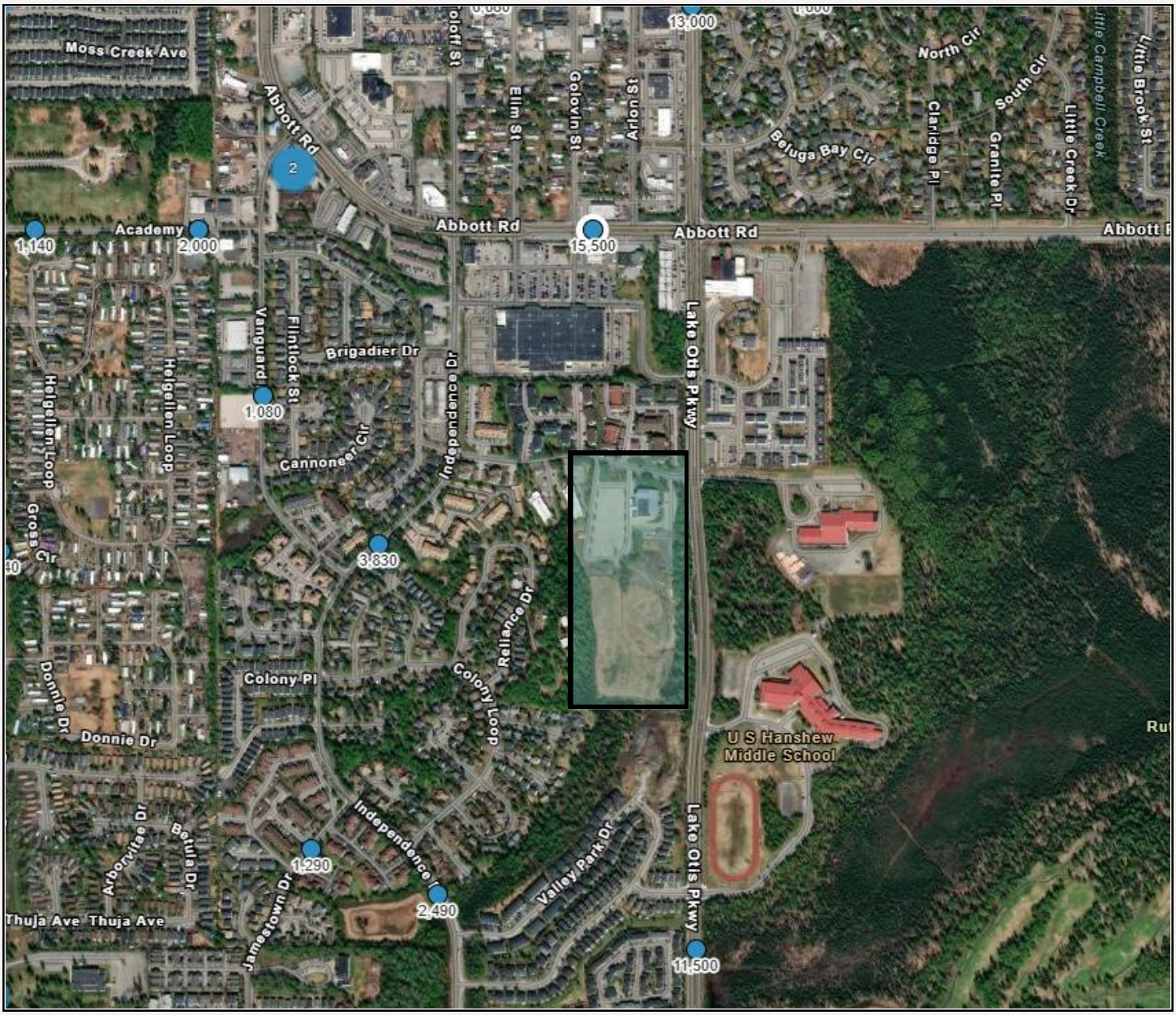
Wellspring Building is positioned along the Lake Otis Parkway corridor in South Anchorage, near Abbott Road and directly across from Hanshew Middle School. The property benefits from strong visibility and convenient access within an established residential, educational, and commercial area.

According to Alaska DOT traffic data, the Lake Otis Parkway segment near the property carries approximately 11,500 vehicles per day, providing consistent daily exposure and supporting a wide range of institutional, educational, community, and redevelopment uses.

Exhibit- Alaska DOT Traffic Count Data

Approx. 11,500 Vehicles Per Day

Source: Alaska Department of Transportation



Disclaimer

SSS Commercial Real Estate

The information contained herein has been obtained from the Municipality of Anchorage 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.

Stewart Smith
BROKER I REALTOR®
SSS Commercial Real Estate

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Wasilla, Alaska 99654

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907-727-8686

Showings

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

stusell.com
Anchorage | Mat-Su | Statewide

