



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



Stewart Smith, Broker

907-727-8686

SSS Commercial Real Estate

WELLSPRING BUILDING

2511 Sentry Drive, Anchorage, Alaska

2026

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

SSS Commercial Real Estate



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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.





ICBIO X SERVICES







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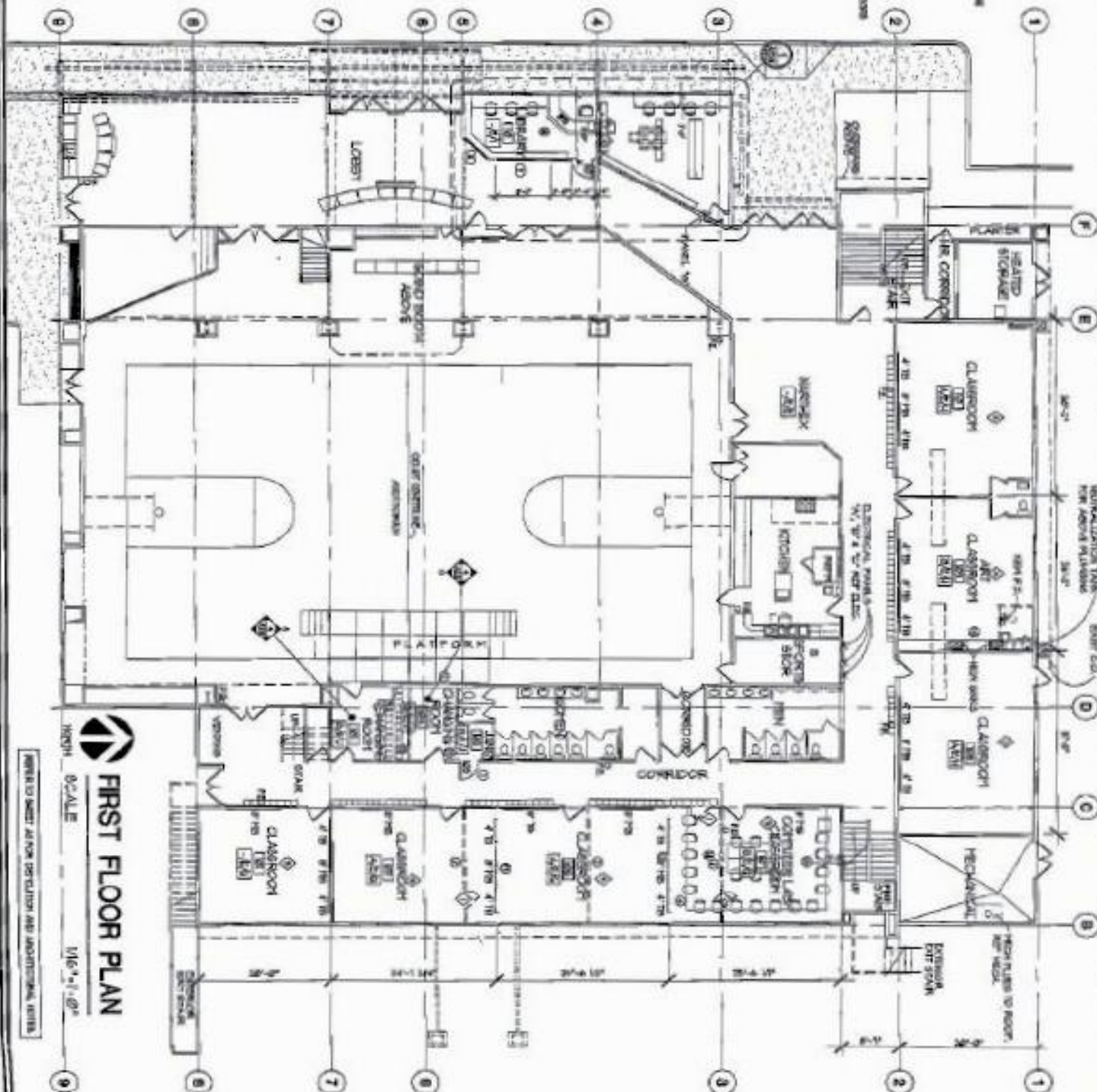
- EXISTING WALLS/STAIRWAYS
- NEW 4" V. REIN. AND GULLY AS PER GSB - ROOM 2000
- UP TO 10' REINFORCED CONCRETE ABOVE EXISTING CONCRETE. REFER TO SPECIAL NOTES FOR REINFORCED AND WIND UPLIFTING.
- EXISTING MECHANICAL SYSTEMS TO REMAIN WITHIN 14" AS SHOWN TYPE INDICATOR NOT PART OF IT
- EXISTING DOOR FRAME
- NEW DOOR FRAME FOR NEW OR EXISTING DOORS
- NEW EXCHANGING
- STITCHING

ROOM FINISH CALLOUT

FLOOR WALL CEILING

ROOM FINISH ADOPTIONS

A	CERAMIC
B	SHEET VINYL, WALLBOARD PAINT
C	OVERLAP, REPAIR, SHEET VINYL
D	PAINT, A. PAINT
E	ADD GYP BOARD TO EXISTING CEILING/STAIR
F	ADD 4" V. REIN. GULLY TOP 2000
G	24" TILES
H	NEW TERRAZZO AND TILES



FIRST FLOOR PLAN



SCALE

1/16" = 1'-0"

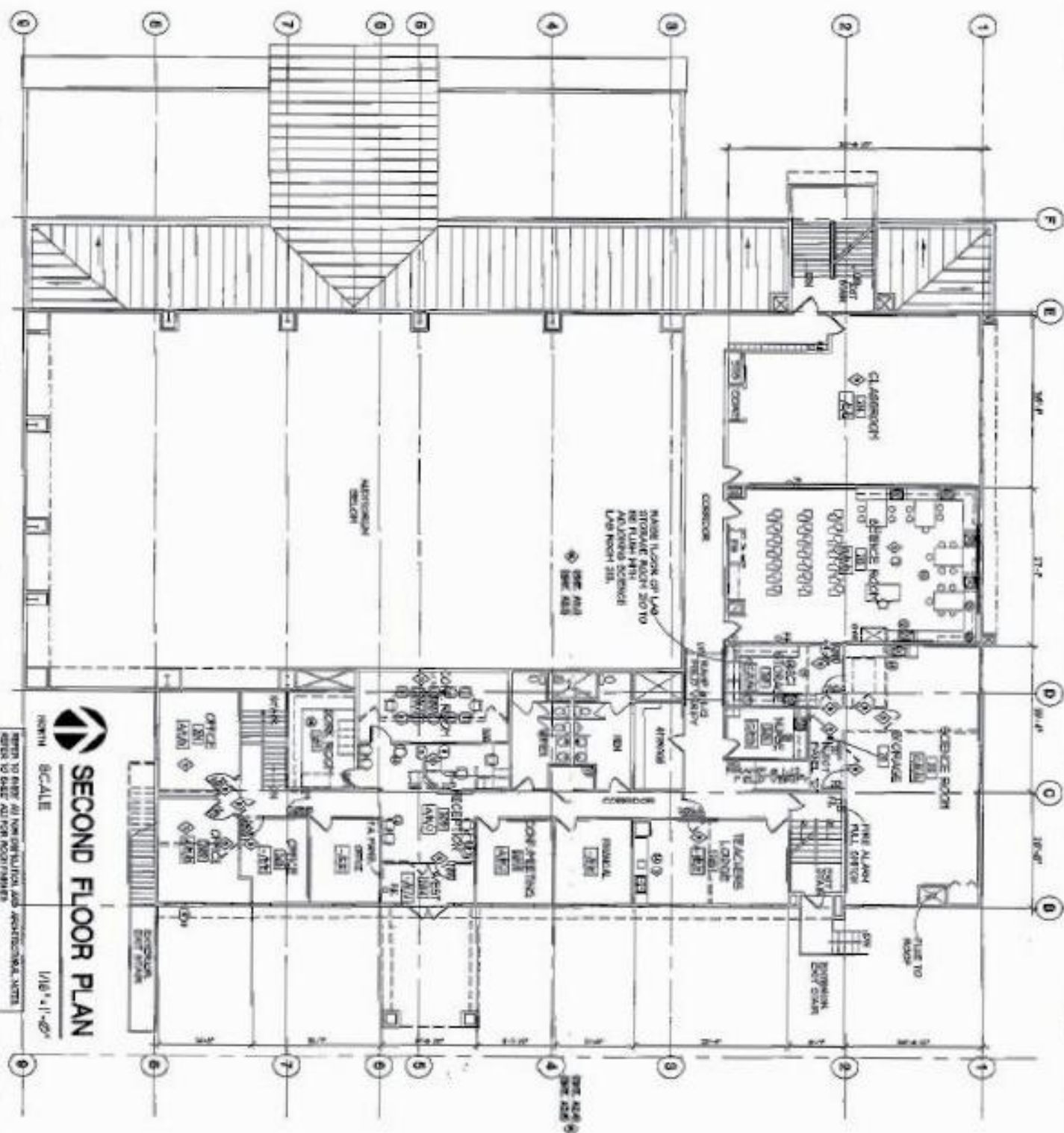
REFER TO SHEET 2000 FOR DETAIL AND ADDITIONAL NOTES

Heritage Christian School
Tenant Improvements
 388 S. 2nd St.
 Anchorage, Alaska

KROCHINA ARCHITECTS AIA
 3601 1st Street, Suite 300, Anchorage, Alaska 99503
 (907) 687-2241 www.krochina.com



Project	Heritage Christian School
Location	388 S. 2nd St., Anchorage, Alaska
Owner	Heritage Christian School
Architect	KROCHINA ARCHITECTS
Scale	1/16" = 1'-0"
Date	June 20, 2003
Sheet	A21



SECOND FLOOR PLAN

SCALE

1/8" = 1'-0"

SEEN TO RIGHT: ALL NON-CONSTRUCTION AND ARCHITECTURAL NOTES REFER TO BASE: ALL NON-CONSTRUCTION

Heritage Christian School
Tenant Improvements

2601 Sentry Dr.
Anchorage, Alaska



KROCHINA
ARCHITECTS

AIA

3501 Dental Street, Suite 303, Anchorage, Alaska 99503
(907) 551-2241

www.krochina.com



A22

SECOND FLOOR PLAN

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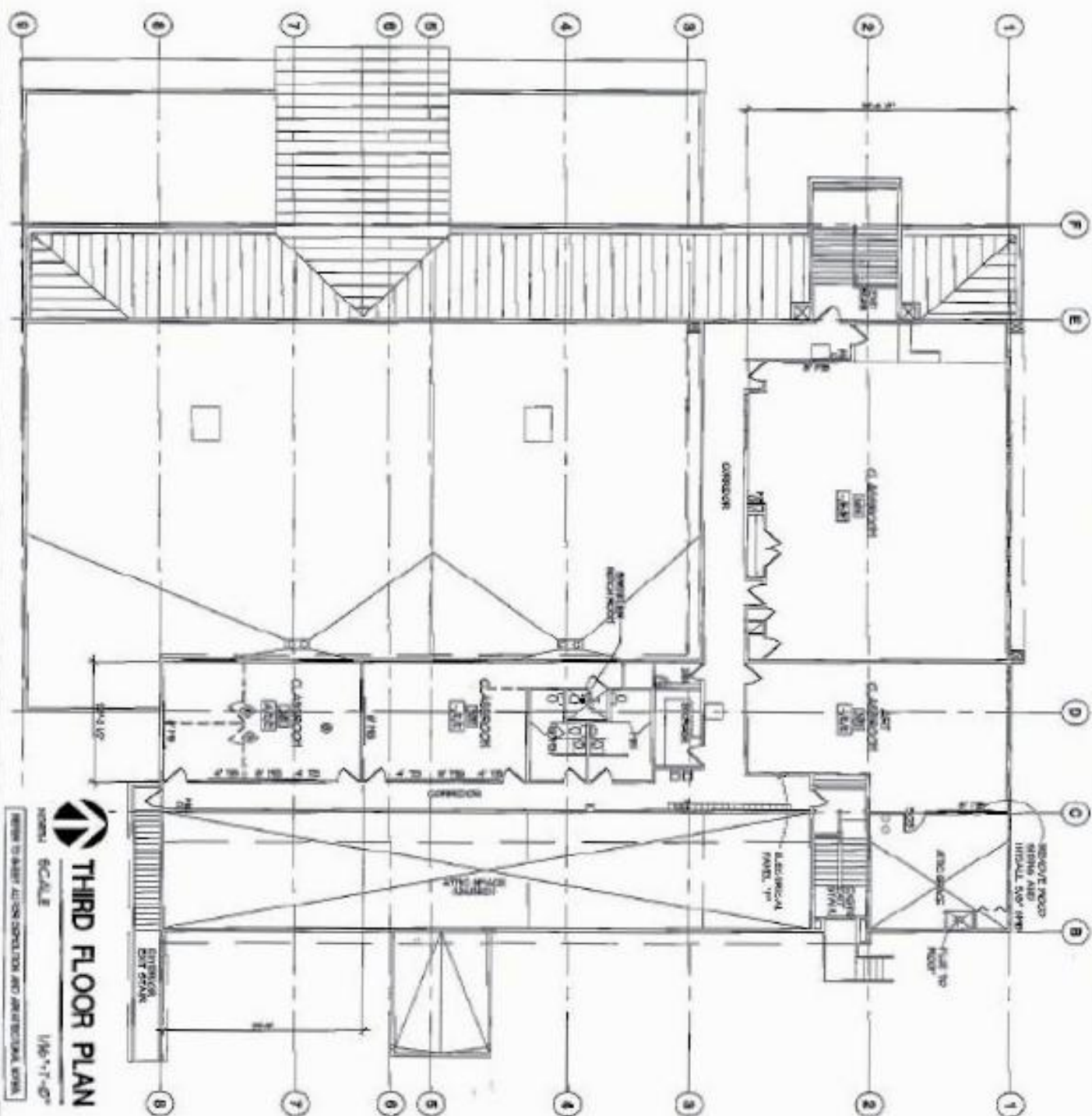
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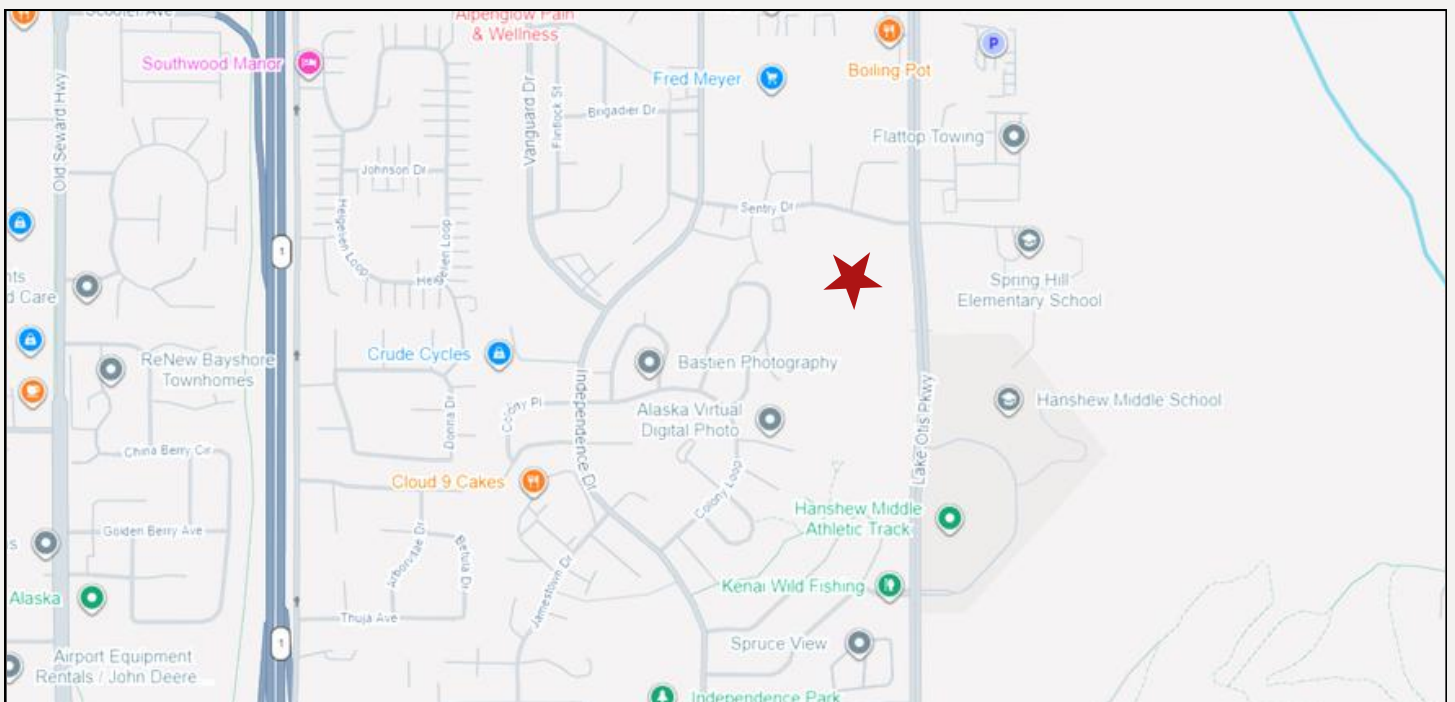
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Property Location & Site Context

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 Hanshaw 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 | REALTOR®

SSS Commercial Real Estate

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Suite B PMB 727

Wasilla, Alaska 99654

✉ stewart@stusell.com

☎ 907-727-8686

Showings

Tours by appointment only,

Call Stewart Smith: 907-727-8686

stusell.com

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