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I-2 INDUSTRIAL LAND WITH APPROVED SNOW DISPOSAL USE

10726 OLIVE LANE | ANCHORAGE, ALASKA | \$1,100,000



PROPERTY OVERVIEW

Opportunities like this rarely come to market, especially when **approved snow-disposal use** is already in place. This 1.25-acre I-2 industrial property offers a fully vetted and compliant site, with prior municipal and environmental considerations addressed, eliminating the uncertainty, time, and cost typically required to secure similar approvals in Anchorage.

Positioned for immediate use, the property supports large-scale industrial operations with a functional layout, access, and infrastructure suited for material handling, storage, and heavy equipment. The site benefits from established grading and operational capability, allowing a new owner to step in and utilize the property immediately.

In a market where permitting a new snow disposal site can take significant time and capital, this property stands apart as a ready-to-go solution with the hardest part already complete.

HIGHLIGHTS

- **Approved Snow Disposal Use**
- I-2 Industrial Zoning
- 1.25 Acres | 54,818 SF
- Power and Lights
- Immediate Operational Capability
- Significant Time & Cost Savings
- Engineered Site Conditions
- Scalable Industrial Capacity
- Rare Approved Use in Anchorage

SITE OVERVIEW

Structures shown are not included in sale





APPROVED SNOW DISPOSAL SITE

NOTICE OF ZONING ACTION

This notice announces that an administrative site plan review for a snow disposal site has been duly approved by the Director of the Municipal Planning Department providing for the development of the herein described property in accordance with the provisions of the Anchorage Municipal Code of Ordinances and the terms and conditions of the site plan approval as set forth in the Municipal zoning file 2024-0018. Under the provisions of the specified ordinance the subsequent development of the subject property shall be in accordance with the terms of the approved site plan or any subsequent amendments hereto.

LEGAL: Lot 6, Tract 3, Maui Industrial Park (Plat 77-133), S.M., Anchorage Recording District, Anchorage, Alaska. Generally located north and west of Olive Lane, south of East 104th Avenue and east of C Street

PETITIONER: Justin Creech

REQUEST: Administrative Site Plan Review for a snow disposal site.

ATTACHMENT: Copy of the Municipality of Anchorage, Planning Department approved site

Fully approved through administrative site plan review by the Municipality of Anchorage Planning Department, allowing immediate use as a permitted snow disposal site.

Very few fully permitted snow disposal sites operate within the Anchorage area, with new sites requiring extensive approval and development.

THIS IS TO CERTIFY that on the 7th day of May, 2025 before me, the undersigned, a Notary Public in and for Alaska, personally appeared Elizabeth Appleby, to me known to be the duly appointed representative of the Director of the Planning Department and acknowledged to me that she had in her official capacity aforesaid executed the forgoing instrument as an act and deed of the Municipality of Anchorage for the uses and purposes therein stated.

WITNESS my hand and notarial seal on the 7th day of May, 2025 in this certificate first above written.



Claudia Fonseca Farias
Notary Public in and for Alaska
My Commission expires: January 24, 2028



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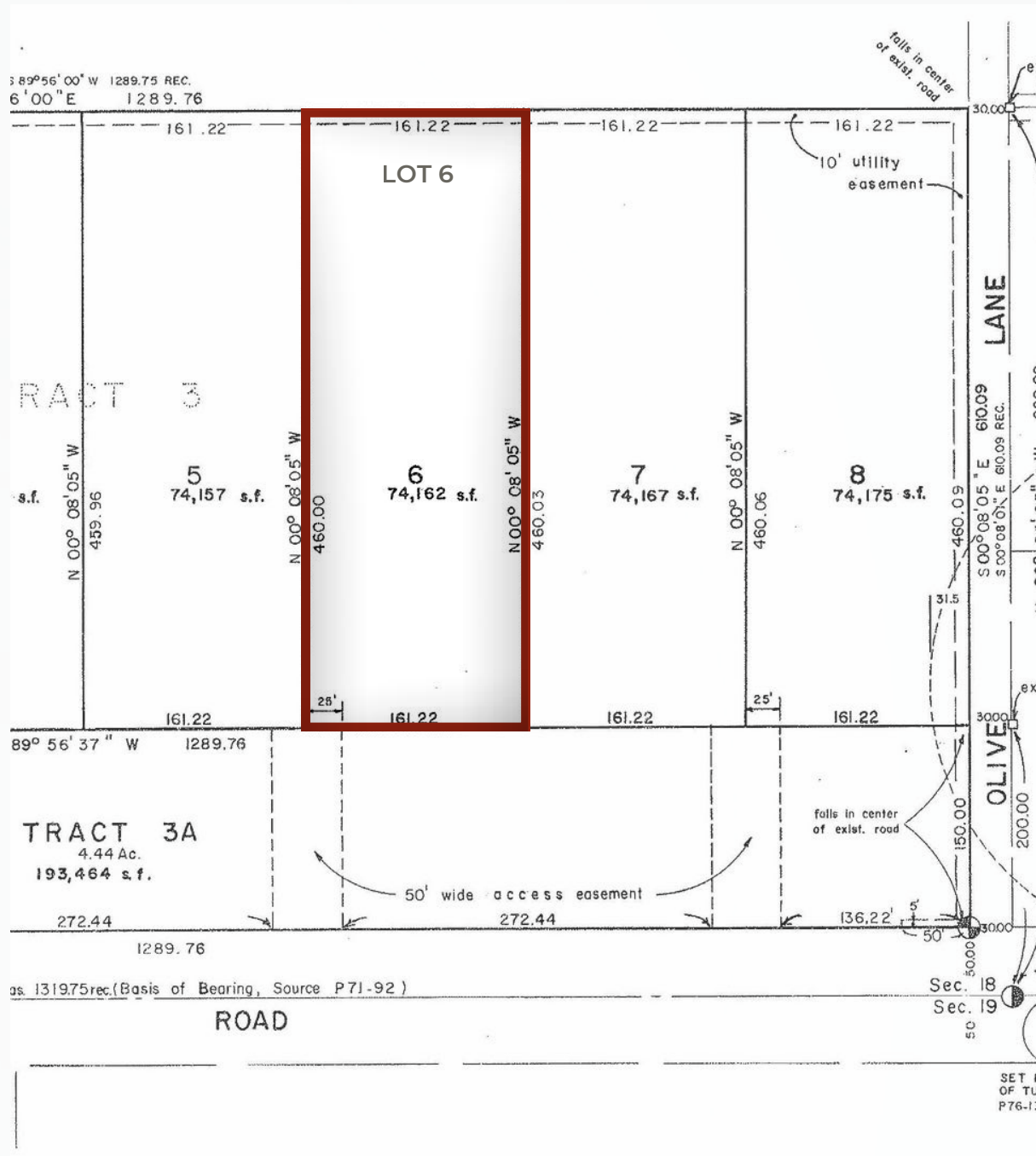
301-2025-022191-0

- ✓ **Administrative Site Plan Approval Granted**
- ✓ **Approved Snow Disposal Use**
- ✓ **Municipality of Anchorage Planning Dept.**
- ✓ **Compliance with Anchorage Muni Code**
- ✓ **Approval Date: May 2025**



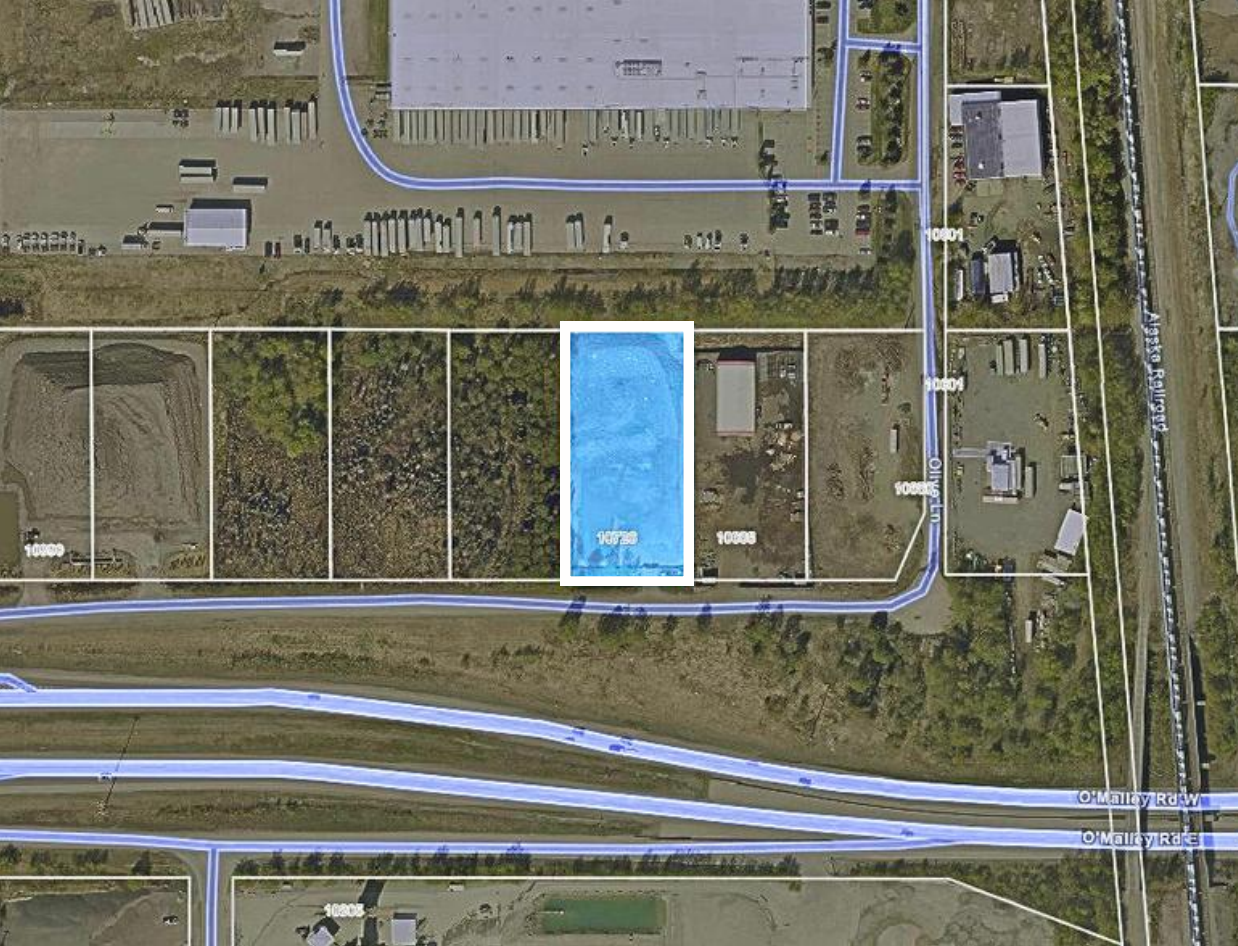
Full approval documentation available upon request

LOT 6 OVERVIEW



- ✓ Tract 3, Lot 6
- ✓ 54,818 SF
- ✓ Direct Access from Olive Lane
- ✓ Industrial Subdivision
- ✓ 50' Wide Access Easement
- ✓ Utility Easements in Place
- ✓ Flat, Usable Lot Configuration

Approved immediate use as a permitted snow disposal site.

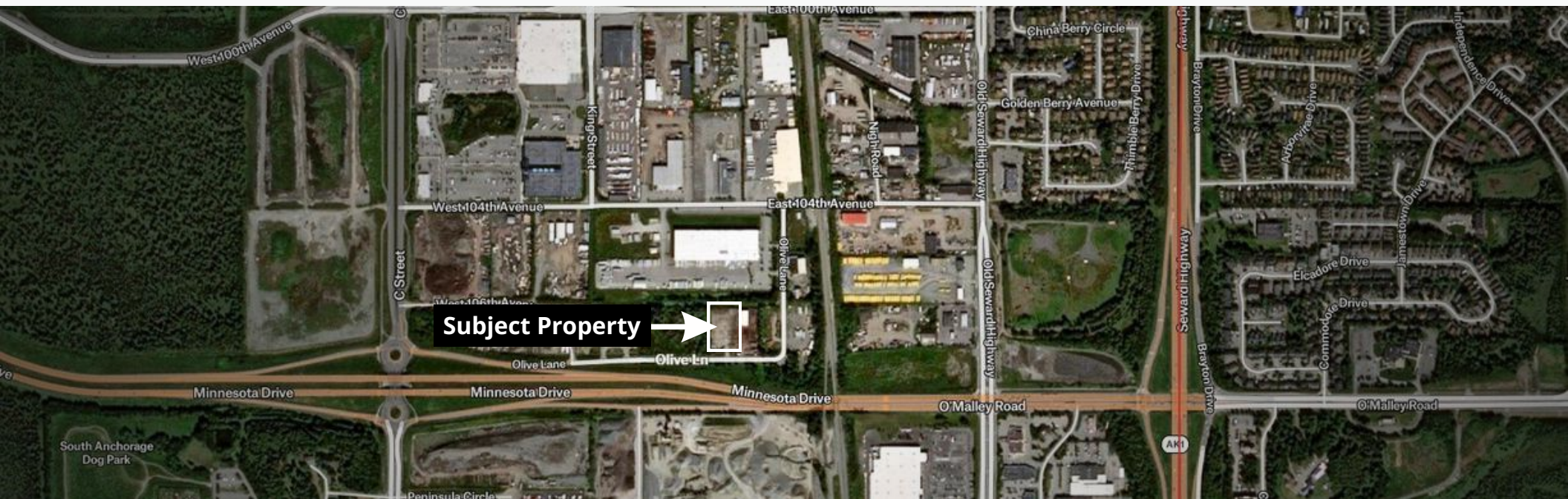


LOCATION & ACCESS

Positioned within Anchorage's established industrial corridor, this site offers direct access from Olive Lane with immediate connectivity to O'Malley Road and the New Seward Highway.

The surrounding area is actively used for yard storage, trucking, and service operations. Its central location allows for efficient movement of equipment, materials, and crews.

**10726 OLIVE LANE
ANCHORAGE ALASKA**



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