

FULL REPORT



COMMERCIAL /INDUSTRIAL

MLS #: **120324** Asking Price: **\$150,000**
 Status: **ACTIVE** # Living Units: **0**
 Type: **WAREHOUSE**
 Address: **NHN ANDERS AVENUE**
 City: **Fairbanks**
 Zip: **99712** # of Parking Spaces: **10**
 Area: **CHENA HOTSPRNGS** Restrooms: **0.00**
 To Show: **CLL/CLO**

Licensee: **AUDREY J FOLDOE - HM: (907) 456-6000**
MEYERES REAL ESTATE - Main: (907) 456-6000

General

Asking Price:	\$150,000
Commission:	3
Subdivison:	1N 4E
Lot (Tax Lot):	3603
Block (Section):	36
Listing Date:	8/12/2012
Owner:	Wong Revocable Trust
Ann Gross Income:	0
Annual Expenses:	0
Ann Net Op	0

General

Year Built:	2006
Sign:	Yes
APOD Y/N:	No
Zoning:	General Use District - 1
Overlay:	N/A
Aprx. Lot Sq. Ft.:	217,800
Aprx. Building Sq. Ft:	4410
CCRs Y/N:	No
Original Price:	\$150,000
DOM:	17
Prc/SqFt:	
Virtual Tour:	

Features

Type of Business: **Warehouse, Other/See Remarks**
 Frontage:
 Construction: **Frame**
 Floors:
 Walls:
 R.E. Status: **Land Included**
 Miscellaneous: **Outside Storage, Other/See Remarks**
 Utilities: **Electric**
 Heating:
 Documents on File **Other/See Remarks**
 Terms: **Owner Finance**

Financial

Directions:	Approximately 26 mile CHSR Ron Kylee Way, L across from large gravel pit to property see plat (This is not a dedicated access)		
Taxes:	1731	HOA Dues/Mo.:	n/a
Tax Parcel:	0226246	Assessments:	No
Mill Rate:	12.9	Min. Earnest Money:	2%
Possession:	record	Internet Y/N:	Yes

Remarks
5 acres in the middle of the woods with a huge beautifully built warehouse. Wired and insulated, it has a big overhead door and 2 man doors. There is footing already poured for a larger warehouse or whatever you chose to build that is wide and thick for a very big commercial building.