



Schilling Commercial Real Estate, LLC

BUILDING & LAND

FOR SALE

7877 W DOUGLAS LANE, WASILLA,
ALASKA

CURRENT USE RETAIL



Asking Price \$1,800,000

Building: 12,000+/- Square Feet

Lot: 669,517+/- Square Feet (15.37 Acres)

Call or email for a full marketing package

Paul L. Schilling, Broker: Direct (907) 792-5585 Email paul@schillingak.com

Schilling Commercial Real Estate, LLC.



Schilling Commercial Real Estate, LLC

SUMMARY

Schilling Commercial Real Estate, LLC is proud to present 7877 W. Douglas Lane, Wasilla, Alaska. The building was constructed in 2018 and is a one-story, clear-span commercial retail space located on South Knik Goose Bay Road. The property offers approximately 12,000+/- square feet of retail, receiving, and storage. The current configuration of space consists of 9,600 +/- square feet of retail space, 2,400+/- square feet of receiving/storage, and a small office area. The building is located on a 15.37-acre site.

To arrange a tour of the property, please call Paul L Schilling, Broker at (907) 229-0738 or email paul@schillingak.com

Salient Facts

MLS #: 21-7556

SITE: Wasilla, Alaska

STREET ADDRESS: 77877 West Douglas Drive.

TAX PARCEL: 5741000L001

ZONING: Un-zoned

LEGAL DESCRIPTION: Patricia Lot 1

OWNER: First National Bank Alaska

PROPERTY USE: Retail (Current use hardware store)

SITE DATA: The subject site kidney shaped, the property is level,

AGE: Built 2018

LOT SIZE: 669,517+/- (15.37-acres)

BUILDING SQUARE FOOTAGE: 12,000+/-

UTILITIES: Electricity, phone and natural gas are on-site. The property has on site well and septic system.

SALE PRICE: \$1,800,000

ACCESS: The property is located at mile 9 just off South Knik Goose Bay Road in Wasilla, Alaska.

BUILDING TYPE: Commercial.

STRUCTURE: Steel framed, covered with prefinished vertical metal siding.

ROOF: Metal sloped roof.

CEILING HEIGHT: 16+/- ft.

OVER HEAD DOORS: One (10 x 10).

MECHANICAL: The building has two gas fired rooftop RTU's.

ELECTRIC: Three phase power.

PARKING: 43 spaces, paved parking lot.

**AMERICAN WITH
DISABILITIES AMENDMENT:** Building is ADA Compliant.

ASSESSED VALUE 2021

LAND: \$ 167,300

BUILDING: \$ 872,800

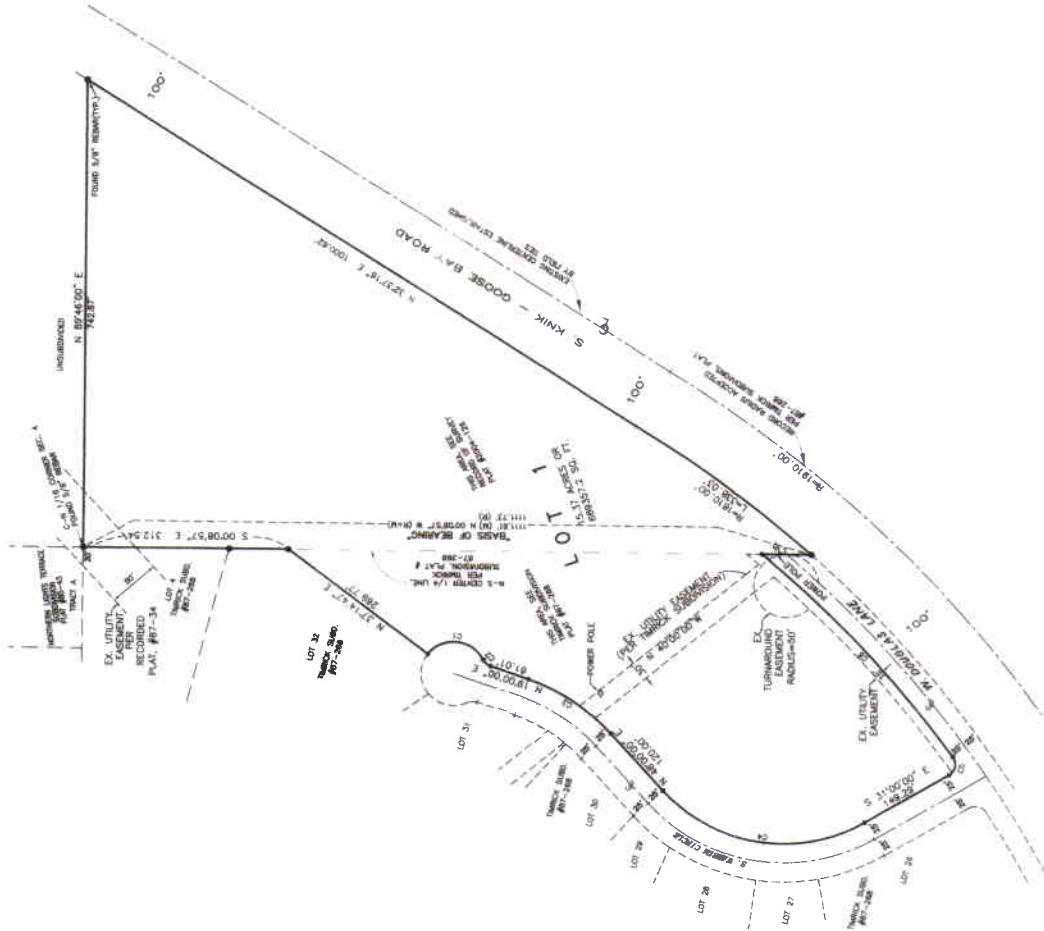
TOTAL: \$1,040,100

**PROPERTY TAXES
2020:** \$ 16,963.00

BUILDING STATUS: Vacant

LEGEND

- These standard symbols will be found in the drawing.
- (M) MEASURED DATA
 - (R) RECORDED DATA
 - EX. EXISTING
 - FOUND 5/8" REBAR
 - ALL OTHER CORNERS ARE 1/4" REBAR
 - 30" CONC. W/ RED CAP, 20" CAMP 2071-S



LINE TABLE

LINE	BEARING	DISTANCE	REMARKS
1	N 87°45'00\"	100.00	GOOSE BAY ROAD
2	S 00°08'57\"	312.54	LOT 32
3	N 87°45'00\"	100.00	GOOSE BAY ROAD
4	S 00°08'57\"	312.54	LOT 32

SURVYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM PROPERLY REGISTERED AND LICENSED TO PRACTICE SURVEYING IN THE STATE OF ALASKA, THAT THIS SURVEY WAS MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION, AND THAT THE UNITS SHOWN HEREON ACTUALLY CORRESPOND TO THE BEST OF MY KNOWLEDGE.

2071-S RICHARD K. DEAN CAMP 07-11-05
REGISTERED LAND SURVEYOR



2071-S

DATE: 05/19/05
TIME: 8:34 P.
REASON: MSB



CERTIFICATE OF OWNERSHIP & RECALCULATION
THE UNDERSIGNED, LAND SURVEYOR, HAS RECALCULATED THE PROPERTY SHOWN AND DESCRIBED HEREIN. I HEREBY ADOPT THIS PLAN OF SUBDIVISION BY RECALCULATION. THE RECALCULATION IS BASED ON THE ORIGINAL SURVEY RECORDS AND THE CURRENT RECORDS OF THE MATANUSKA-SITKINA BOROUGH AND GRANT ALL TO THE USE SHOWN.

NOTARY'S ACKNOWLEDGMENT
SUBSCRIBED AND SIGNED TO BECOME ME
THIS 11 DAY OF JULY 2005
FOR
NOTARY FOR THE STATE OF ALASKA

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL OF OFFICE AT ANCHORAGE, ALASKA, 2005.

CERTIFICATE OF PAYMENT OF TAXES
I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS HAVE BEEN PAID TO THE MATANUSKA-SITKINA BOROUGH AND THE STATE OF ALASKA, IN FULL, BY THE RECORDED IN THE PLAT RECORDING DISTRICT, WHICH THIS PLAT IS LOCATED IN.

PLANNING AND LAND USE DIRECTOR'S CERTIFIC
I HEREBY CERTIFY THAT THE SUBDIVISION WITH THE LAND SUBDIVISION REGISTRATION OF THE MATANUSKA-SITKINA BOROUGH AND THE STATE OF ALASKA, IN FULL, BY THE RECORDED IN THE PLAT RECORDING DISTRICT, WHICH THIS PLAT IS LOCATED IN.

NOTES

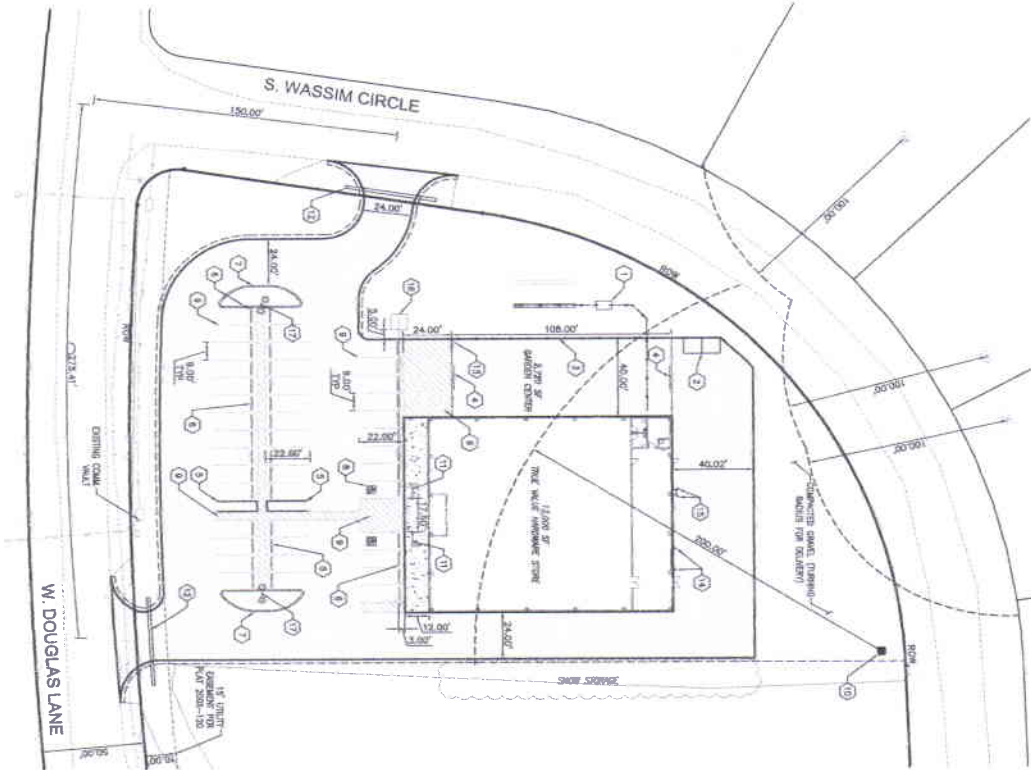
- 1) THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO OBTAIN A DETERMINATION OF THE APPLICABLE REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN HEREON.
- 2) NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE TREATMENT SYSTEM IS LOCATED, CONSTRUCTED OR EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS OF THE MATANUSKA-SITKINA BOROUGH OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERN THE DEVELOPMENT OF PARCELS SHOWN HEREON.
- 3) ALL DISTANCES ARE RECORDED AND MEASURED EXCEPT WHERE NOTED.
- 4) COVENANTS, CONDITIONS AND RESTRICTIONS RELATING TO THE TERMS AND PROVISIONS THEREOF ARE RECORDED MAY 21, 2001 BOOK/PAGE 113/97.
- 5) RECORDING BY INSTRUMENT RECEPTION NO. 2004-00986-0 AMENDED BY INSTRUMENT RECEPTION NO. 2004-00986-1 RECEIPTION NO. 2004-03061-6

A PLAT OF

PATRICIA SUBDIVISION
A REPLAT OF LOTS 33, 34, 35, & 36, TRIMICK SUBDIVISION, PLAT # 87-84, THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER (SW 1/4 N 1/4) OF SECTION 34, T34N, R14W, ALASKA RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, MATANUSKA-SITKINA BOROUGH, STATE OF ALASKA, EXCEPTING THEREFROM THE INTEREST OF THE MATANUSKA-SITKINA BOROUGH IN THE NORTHWESTERLY LINE OF GOOSE BAY RIGHT-OF-WAY.

DATE: 05/19/05
TIME: 8:34 P.
REASON: MSB

2071-S



PERMITS

STANDARD SPACES (CUSTOMERS)	34
STANDARD SPACES (EMPLOYEES)	7
ACCESSIBLE SPACES	2
TOTAL SPACES	43

IMPROVEMENT NOTES

- 1- CONSTRUCT 1,000 GAL SEPTIC TANK AND DRAIN FIELD
- 2- FENCE RETIRED DANGEROUS BY OTHERS (FNC)
- 3- CONSTRUCT 8-FOOT HIGH CHAIN LINK FENCE W/ 3 STANDARD BRANCHED METE TO EXTERIOR OF PERIMETER
- 4- CONSTRUCT 12-FOOT WIDE CONCRETE ROLLER DATE (MANUAL) W/ 3 STANDARD BRANCHED GATE TO ROLL TOWARDS BUILDING
- 5- FINISH AND INSTALL CONTINUOUS RAINFALL BY-1 (COLLAR RED) CRAFT CONCRETE, GR FLOOR
- 6- CONSTRUCT THICK DOWN EXTERIOR CONCRETE LANDSCAPE MEDIAN CURB
- 7- ACCESSIBLE MARKING SYMBOL (PAINT)
- 8- TRAVEL MARKING AS SHOWN (2-INCH YELLOW PAINT)
- 9- CONSTRUCT PORTABLE WATER WHEEL PER CLASS A STANDARDS (MIN 5 GPM)
- 10- FINISH AND INSTALL 67-4 AND 67-4A SIGNS
- 11- FINISH AND INSTALL 18" CAP OVERHEAD CLOSET
- 12- CONSTRUCT 2-FOOT WIDE MAIN GATE W/ 3 STANDARD BRANCHED
- 13- CONSTRUCT STEEL BOLARDS EITHER SIDE OF OVERHEAD DOOR
- 14- CONSTRUCT STEEL BOLARDS EACH SIDE OF GATE METE, SEE RECOMMENDATION 12-175 FOR METE LOCATION
- 15- CONSTRUCT DRIVEWELL
- 16- FINISH LOT LIGHTING, SEE ELECTRICAL DRAWINGS



625 S COBB ST
PALMER, AK
T: 907.746.6670
F: 907.746.6680
wolfarchitecture.com

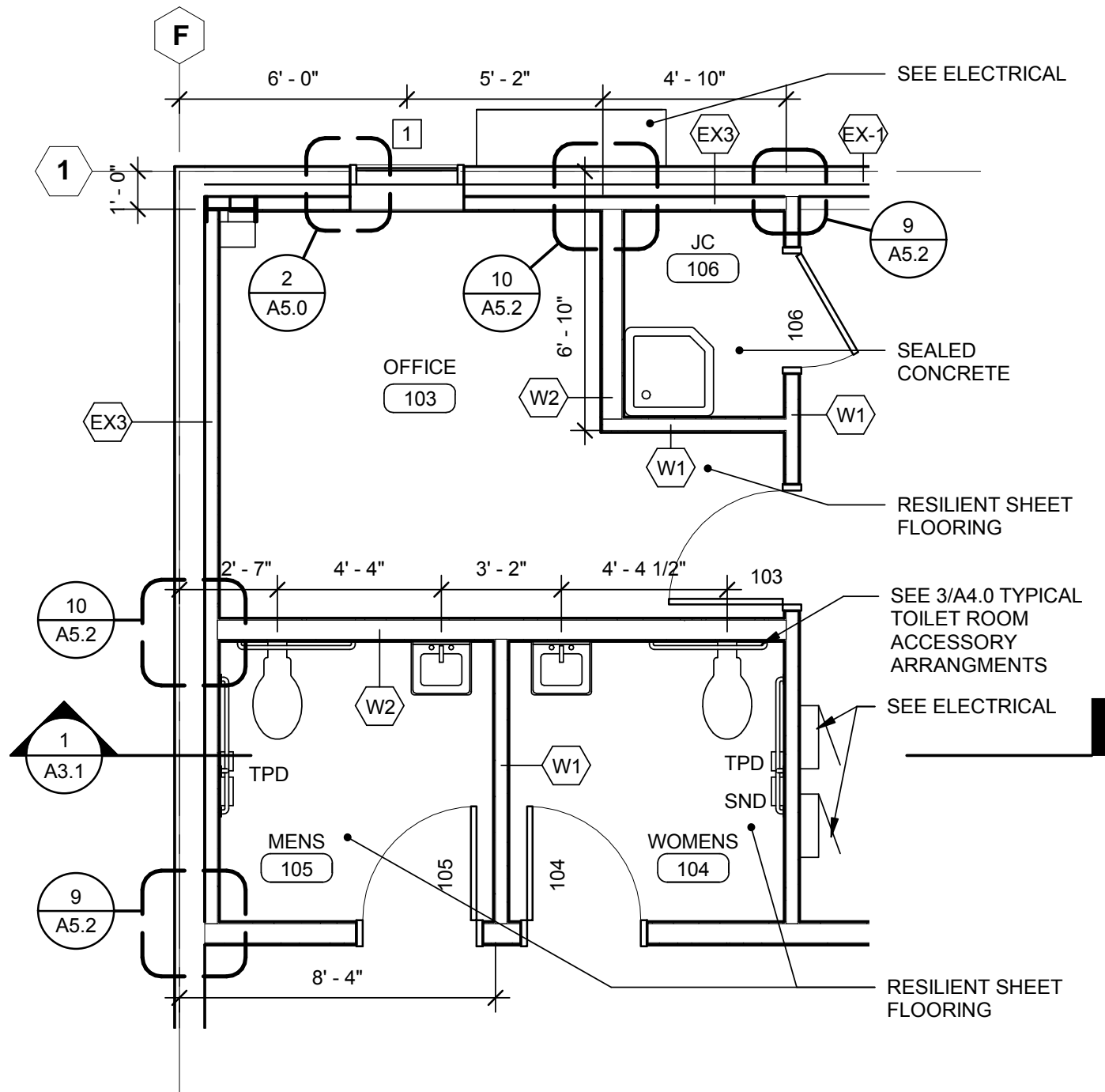


TRUE VALUE HARDWARE
CONSTRUCTION DOCUMENTS
BRIDGE MANAGEMENT SERVICES
1075 CHECK ST. STE 211
WASILLA, AK 99654
PH: 907-357-6770
FX: 907-357-6750
License No. AECC957



1075 Check St. Ste 211
Wasilla, AK 99654
Ph: 907-357-6770
Fax: 907-357-6750
License No. AECC957

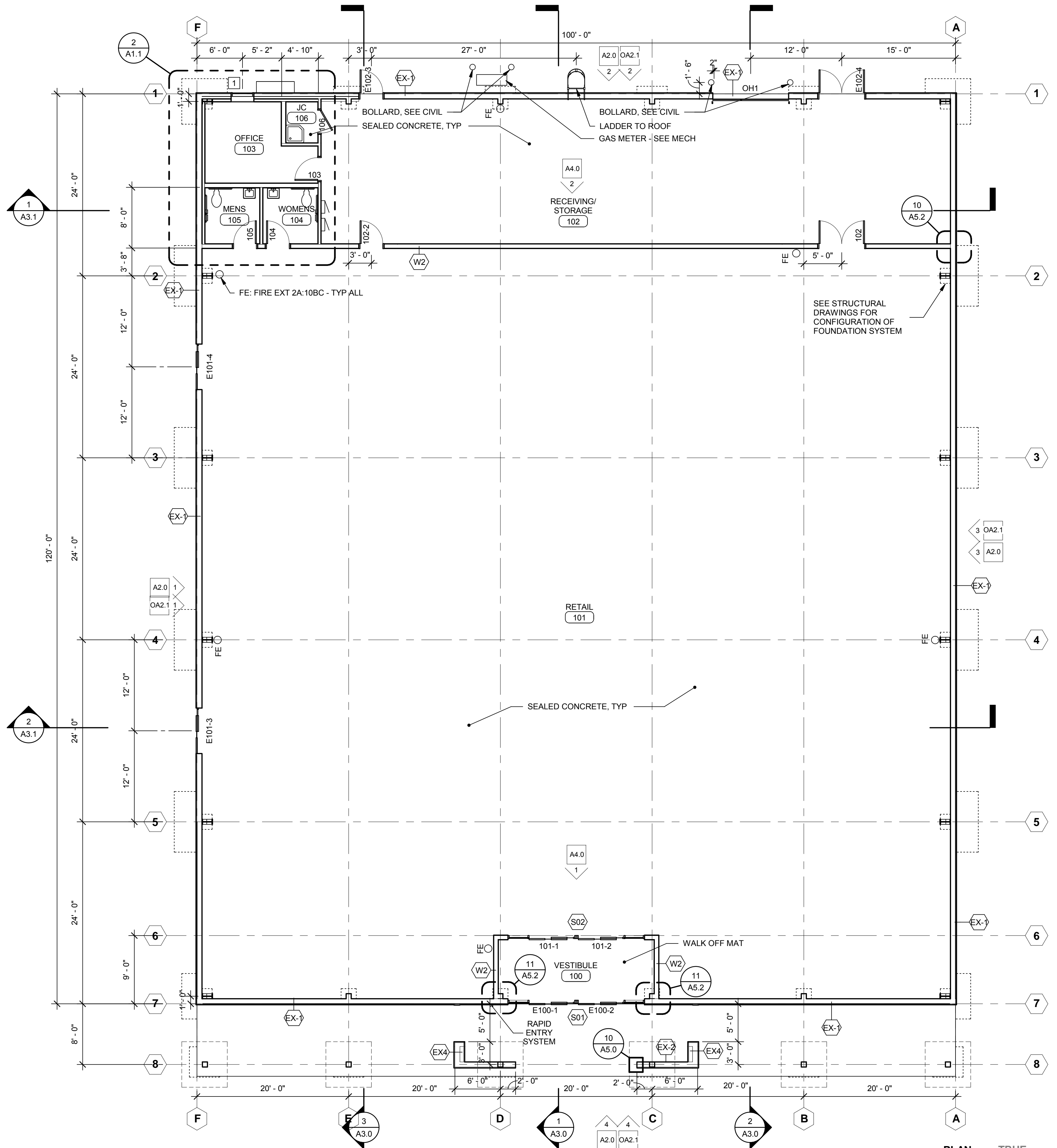
PRICE	\$750
DATE	10-1
CLIENT	TJA
DATE	12-01-2017



2 FIRST FLOOR ENLARGED PLAN
Scale: 1/4" = 1'-0"

GENERAL NOTES

1. THE CONTRACTOR SHALL VERIFY AND COORDINATE ALL DRAWINGS, DIMENSIONS, SPECIFICATIONS AND SCHEDULES PRIOR TO PROCEEDING WITH ANY WORK OF FABRICATION. NOTIFY ARCHITECT IMMEDIATELY OF ANY UNCERTAINTY OR DISCREPANCY.
2. DRAWINGS SHALL NOT BE SCALED.
3. WHERE NOTES ON THE DRAWINGS INDICATE A CONDITION AT ONE LOCATION, WHETHER INDICATED AS TYPICAL OR NOT, THE NOTE SHALL APPLY TO ALL SIMILAR LOCATIONS UNO.
4. SEE SHEET G0.02 FOR SYMBOLS, & ABBREVIATIONS, ETC.
5. SEE SHEET G1.02 FOR CODE PLAN
6. SEE REFLECTED CEILING PLAN A1.3
7. DIMENSIONS ARE TYPICALLY TAKEN TO GRID LINE, CENTERLINE OF STRUCTURAL COLUMN, OR FACE OF STUD UNLESS NOTED OTHERWISE OR INDICATED ON DETAILS.
8. ALL BUILDING SIGNAGE AND IDENTIFYING DEVICES TO COMPLY WITH THE REQUIREMENTS OF THE ADA (AMERICANS WITH DISABILITIES ACT).
9. EXTERIOR METAL STUD SIZES ARE AS SPECIFIED IN STRUCTURAL DRAWINGS. REFER TO STRUCTURAL DOCUMENTS FOR ADDITIONAL SPECIFIC REQUIREMENTS.
10. ALL GYPSUM BOARD PRODUCTS TO BE TYPE 'X' GYPSUM BOARD UNLESS NOTED OTHERWISE.
11. REFER TO ENLARGED PLANS FOR DIMENSIONS & NOTES. SEE ALSO DOOR/RELITE SCHEDULE AND FINISH SCHEDULE FOR ADDITIONAL INFORMATION.
12. REFER TO LANDSCAPE AND CIVIL PLANS FOR INFORMATION OUTSIDE THE BUILDING, INCLUDING WALKS, DRIVES, CURBS, ETC.
13. PROVIDE SOLID BLOCKING AT ALL CASEWORK AT TOP AND BOTTOM OF UPPERS AND AT TOP OF COUNTERS AND LOWER CABINETS. ALSO PROVIDE BLOCKING IN WALLS FOR WALL MOUNTED/SUPPORTED ITEMS INCLUDING TV BRACKETS, SHELVES, MARKER BOARDS, ETC..
14. PROVIDE FIRE EXTINGUISHER WHERE INDICATED AS 'FE' ON CODE PLANS.
15. COORDINATE WITH ELECTRICAL AND STRUCTURAL FOR LOCATION OF FLOOR OUTLETS. INSTALL PER ELECTRICAL/STRUCTURAL REQUIREMENTS AND PER DETAILS.



PLAN TRUE
NORTH NORTH
FIRST FLOOR PLAN
Scale: 1/8" = 1'-0"





Looking northerly at subject from W Douglas Lane; Wassim Circle is on the left.



Looking northeasterly along W Douglas Lane; subject is on the left.



Looking westerly at subject from W Douglas Lane.



Looking northerly at subject building.



Looking at rear of building; well is on the right.



Rear of building.



Fenced storage yard located on the west side of building.



Rear of building.



Looking NE at excess land.



Looking easterly at excess land (left); KGB Rd. is in the background.



Looking NE along W Douglas Lane; subject excess land is on the left. KGB Rd. is on the right.



Looking northerly at subject excess land from W Douglas Lane.



Fenced storage yard located on the west side of building.



Rear of building.



Looking NE at excess land.



Looking easterly at excess land (left); KGB Rd. is in the background.



Store Entrance



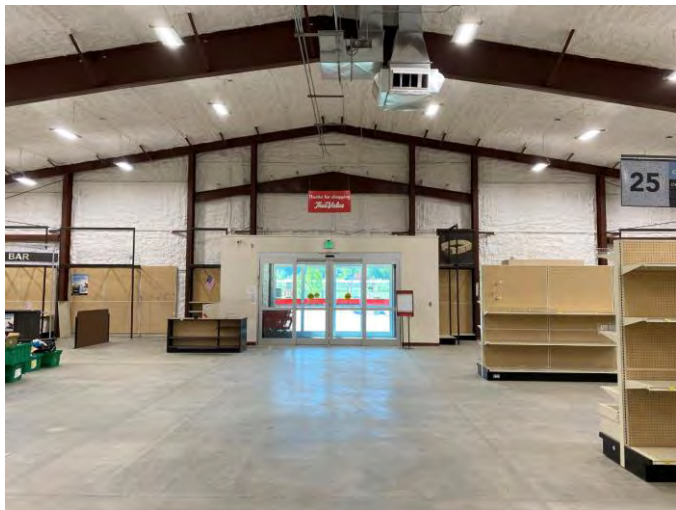
Building Electric



Interior – rear, 20' wide partitioned area.



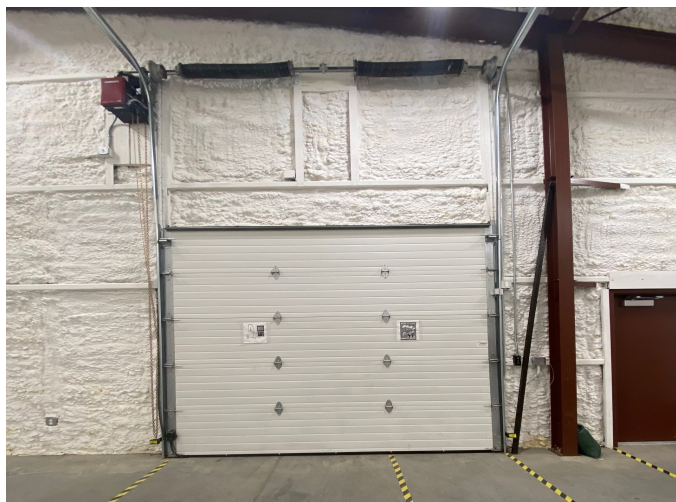
Small office / security room.



Interior; looking at the entrance.



Interior retail space.



Overhead Door for receiving.



Looking at subject from KGB Rd.



MATANUSKA-SUSITNA BOROUGH

Real Property Detail for Account: 5741000L001

Site Information

Account Number	5741000L001	Subdivision	PATRICIA
Parcel ID	71092	City	None
TRS	S16N02W04	Map OC04	
Abbreviated Description (Not for Conveyance)	PATRICIA LOT 1		

Site Address 7877 W DOUGLAS LN

Ownership

Owners	BRIDGE PROPERTY SERVICES	Buyers	
Primary Owner's Address	PO BOX 520050 BIG LAKE AK 99652	Primary Buyer's Address	

Appraisal Information

Year	Land Appraised	Bldg. Appraised	Total Appraised	Assessment Year	Land Assessed	Bldg. Assessed	Total Assessed ¹
2021	\$167,300.00	\$872,800.00	\$1,040,100.00	2021	\$167,300.00	\$872,800.00	\$1,040,100.00
2020	\$167,300.00	\$899,400.00	\$1,066,700.00	2020	\$167,300.00	\$899,400.00	\$1,066,700.00
2019	\$167,300.00	\$894,000.00	\$1,061,300.00	2019	\$167,300.00	\$894,000.00	\$1,061,300.00

Building Information

Structure 0 of 1			
Residential Units	0	Use	Retail Bldg Material
Condition	Standard	Design	Commercial
Basement	None	Construction Type	Metal
Year Built		2018 Grade	None
Foundation	Poured Concrete	Building Appraisal	\$872800
Well	Well 1 - Drilled Well	Septic	Septic - 1 - Septic Tank

Building Item Details

Building Number	Description	Area	Percent Complete
Tax/Billing Information			
Year	Certified	Zone	Mill
2021	No	0030	::
2020	Yes	0030	15.903
2019	Yes	0030	16.029

Tax Account Status ²

Status	Tax Balance	Farm	Disabled Veteran	Senior	Total	LID Exists
Current	\$0.00		\$0.00	\$0.00	\$0.00	\$0.00 No

Land and Miscellaneous

Gross Acreage	Taxable Acreage	Assembly District	Precinct	Fire Service Area	Road Service Area
15.37	15.37	Assembly District 005	08-140	130 Central Mat-Su	017 Knik RSA

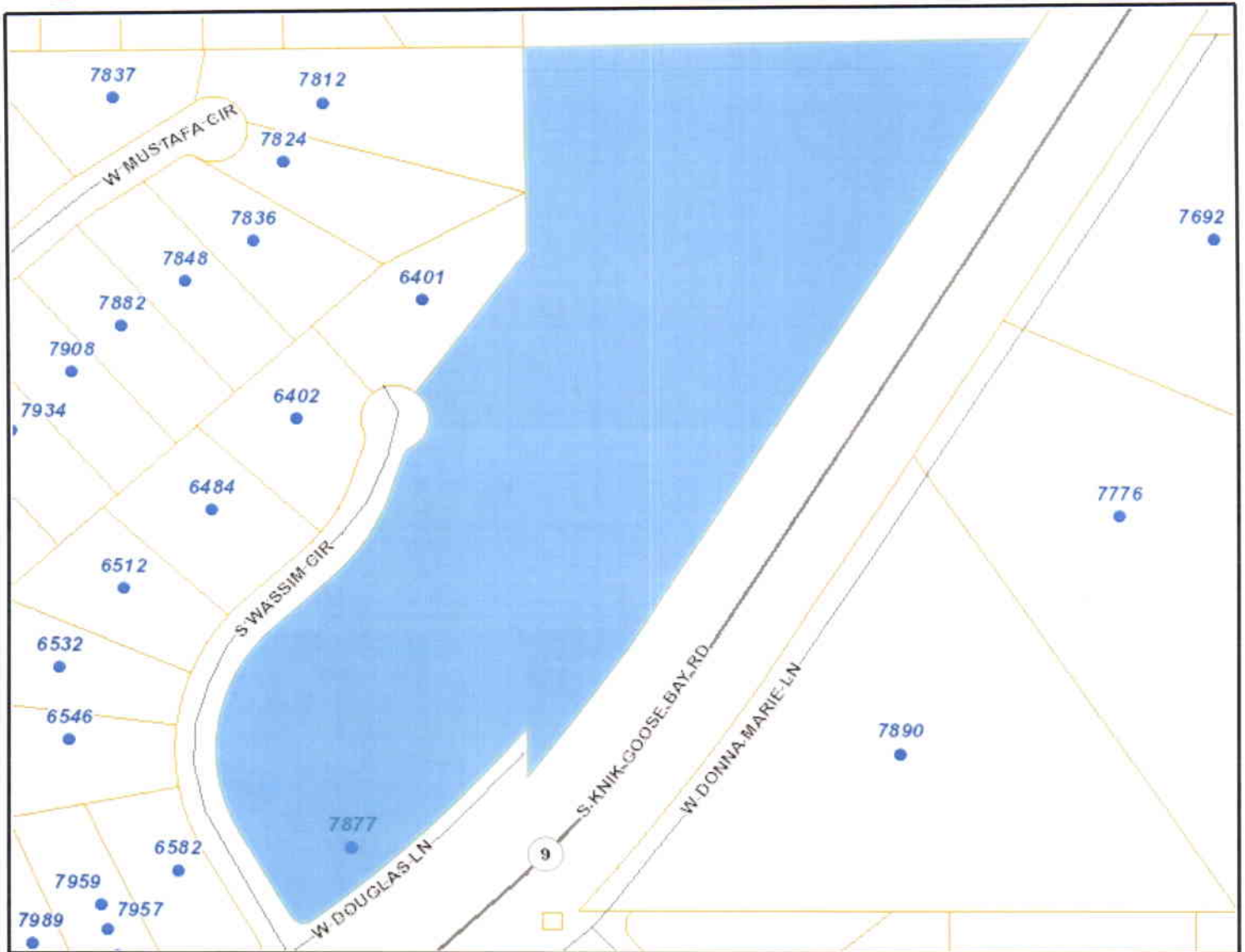
¹ Total Assessed is net of exemptions and deferrals, rest, penalties, and other charges posted after Last Update Date are not reflected in balances.

² If account is in foreclosure, payment must be in certified funds.

Last Updated: 5/12/2021 12:00:18 AM



Matanuska-Susitna Borough Land Information Parcel Report



Selected parcel highlighted

Account ID: 5741000L001

Owner(s): BRIDGE PROPERTY SERVICES INC

General Owner: PRIVATE

Legal Description: PATRICIA

LOT 1



Parcel location within Matanuska-Susitna Borough

This map is solely for informational purposes only. The Borough makes no express or implied warranties with respect to the character, function, or capabilities of the map or the suitability of the map for any particular purpose beyond those originally intended by the Borough. For information regarding the full disclaimer and policies related to acceptable uses of this map, please contact the Matanuska-Susitna Borough GIS Division at 907-861-7858.

Report generated
5/12/2021 4:10:53 PM

DISCLAIMER

The information contained herein was obtained from the owners, their representatives or public information sources. While Schilling Commercial Real Estate, LLC. believes the information presented herein is deemed reliable, it is not guaranteed and Schilling Commercial, LLC makes no representations for the materials being provided. The reader is hereby encouraged to verify all information presented in this package for accuracy. The reader is also encouraged to check with their CPA and or attorney for any tax liability or legal implications.



ALASKA REAL ESTATE COMMISSION CONSUMER DISCLOSURE

This Consumer Disclosure, as required by law, provides you with an outline of the duties of a real estate licensee (licensee). This document is not a contract. By signing this document you are simply acknowledging that you have read the information herein provided and understand the relationship between you, as a consumer, and a licensee. (AS 08.88.600 – 08.88.695)

There are different types of relationships between a consumer and a licensee. Following is a list of such relationships created by law:

Specific Assistance

The licensee does not represent you. Rather the licensee is simply responding to your request for information. And, the licensee may "represent" another party in the transaction while providing you with specific assistance.

Unless you and the licensee agree otherwise, information you provide the licensee is not confidential.

Duties **owed** to a consumer by a licensee providing specific assistance include:

- a. Exercise of reasonable skill and care;
- b. Honest and good faith dealing;
- c. Timely presentation of all written communications;
- d. Disclosing all material information known by a licensee regarding the physical condition of a property; and
- e. Timely accounting of all money and property received by a licensee.

Representation

The licensee represents only one consumer unless otherwise agreed to in writing by all consumers in a transaction.

Duties **owed** by a licensee when representing a consumer include:

- a. Duties owed by a licensee providing specific assistance as described above;
- b. Not intentionally take actions which are adverse or detrimental to a consumer;
- c. Timely disclosure of conflicts of interest to a consumer;
- d. Advising a consumer to seek independent expert advice if a matter is outside the expertise of a licensee;
- e. Not disclosing consumer confidential information during or after representation without written consent of the consumer unless required by law; and
- f. Making a good faith and continuous effort to accomplish a consumer's real estate objective(s).

Neutral Licensee

A neutral licensee is a licensee that provides specific assistance to both consumers in a real estate transaction but does not "represent" either consumer. A neutral licensee must, prior to providing specific assistance to such consumers, secure a Waiver of Right to be Represented (form 08-4212) signed by both consumers.

Duties **owed** by a neutral licensee include:

- a. Duties owed by a licensee providing specific assistance as described above;
- b. Not intentionally taking actions which are adverse or detrimental to a consumer;
- c. Timely disclosure of conflicts of interest to both consumers for whom the licensee is providing specific assistance;
- d. If a matter is outside the expertise of a licensee, advise a consumer to seek independent expert advice;
- e. Not disclosing consumer confidential information during or after representation without written consent of the consumer unless required by law; and
- f. Not disclosing the terms or the amount of money a consumer is willing to pay or accept for a property if different than what a consumer has offered or accepted for a property.

If authorized by the consumers, the neutral licensee may analyze and provide information on the merits of a property or transaction, discuss price terms and conditions that might be offered or accepted, and suggest compromise solutions to assist consumers in reaching an agreement.

Designated Licensee

In a real estate company, a broker may designate one licensee to represent or provide specific assistance to a consumer and another licensee in the same office to represent or provide specific assistance to another consumer in the same transaction.

ACKNOWLEDGEMENT:

I/We, _____ have read the information provided in this Alaska Real Estate
(print consumer's name(s))

Consumer Disclosure and understand the different types of relationships I/we may have with a real estate licensee. I/We

understand that Paul L Schilling of Schilling Commercial Real Estate, LLC
(licensee name) (brokerage name)

will be working with me/us under the relationship(s) selected below.

(Initial)

_____ **Specific assistance without representation.**

X _____ **Representing the Seller/Lessor only.** (may provide specific assistance to Buyer/Lessee)

_____ **Representing the Buyer/Lessee only.** (may provide specific assistance to Seller/Lessor)

_____ **Neutral Licensee.** (must attach Waiver of Right to be Represented, form 08-4212)

Date: _____ Signature: Paul L Schilling
(Licensee)

Date: _____ Signature: _____
(Consumer)

Date: _____ Signature: _____
(Consumer)

THIS CONSUMER DISCLOSURE IS NOT A CONTRACT