

For Sale

Land & Warehouses



Amazing I-2 Land & Office/Warehouses on Ship Ave. 1704 Ship Ave.

Sale Price: \$2,150,000.00. Owner financed with 15% down payment of (\$322,500) and a fixed rate of six (6%) amortized for twenty (20) years with an early payoff penalty. Escrowed at FNBA with all closing costs paid by the Seller.

Lot Size: 51,336 SF of I-2 Zoned Land

Building Sizes: 7844sf; 4586sf; 4800sf

All the building are in good shape. The land is fee simple not RR lease land which is a tremendous asset in the middle of all the leased land in the area. All public utilities service the property and the full lot is packed and paved. An Alaska Rail Spur runs the full length of the property's southern border. An amazing find and great investment or owner user opportunity. Call for an appointment and tour.

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Each interested party should conduct his or her own due diligence investigation. The reader of this package is hereby instructed to verify all information contained herein. The reader is also instructed to seek legal advice as well as accounting advice as to the effects of this transaction.

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Information

- Address:** 1704 Ship Avenue
- Price:** \$2,150,000.00
- Lot Size:** 51,336 SF
- Building Sizes:** 4,5860 SF; 7,844 SF & 4,800 SF
- Zoning:** I2
- Utilities:** All public utilities onsite and buildings separately metered.
- Summary:** Three Office/Warehouse buildings in a great location at a great price. The entire property is very secure. All the yard spaces is paved. One building is Vacant, the back building has a 3-year lease and the large building is vacating at the end of August. Lots of potential uses. Could be the ideal location for a Cannabis operation.

Shown by Appointment only. Available Now .

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Photographs



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