

*For Sale*



## 2511 Sentry Drive

**Sales Price: \$7,500,000.00 Building Size: 36,000 SF**

**STEWART SMITH**

C: (907) 727-8686

Email: [Stewart@StuSell.com](mailto:Stewart@StuSell.com)



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SSS COMERCIAL REAL ESTATE • 5100 Cordova Street Suite 207 Anchorage, AK 99501

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# Information

**Address:** 2511 Sentry Drive

**Sales Price:** \$7,500,000.00

**Building Size:** 36,000 SF

**Lot Size:** 8.4 Acres    **Zoned:** R3- Multiple Family Residential

**Summary:** Great facility in excellent condition. Just finished a complete exterior re-model to include Commercial Grade Siding, New Well Mclain 350,000BTU Boiler, 25 Double Pane Industrial Classroom Windows, Fresh Blown in Insulation in Attic , Reset Parking Lot Man holes, New Internal roof scuppers (Cost \$245K) This multi-use, school church, facility is unmatched in Anchorage with its potential. This property features: lobby, classrooms, full service kitchen 800 seat gym/auditorium, offices, and conference rooms, 326 paved and lighted parking spaces. For sale or for trade! \$7,500,000.00

9 Additional Acres of vacant land behind this facility is a developers dream! This is a great opportunity for single to multi- family development. Lake Otis frontage exposure and directly across the street from Hanshew Middle School. Approx. 15,000 ve-hicles drive by this location per day. There has been 100,000 yards of cubic gravel that has been laid over a specific areas of this land. Current Geo-Tek report available upon request. For Sale or Trade \$1,500,000

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# Photographs



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# Photographs



17.4 Acres with 36,000 plus or minus  
Campus Building



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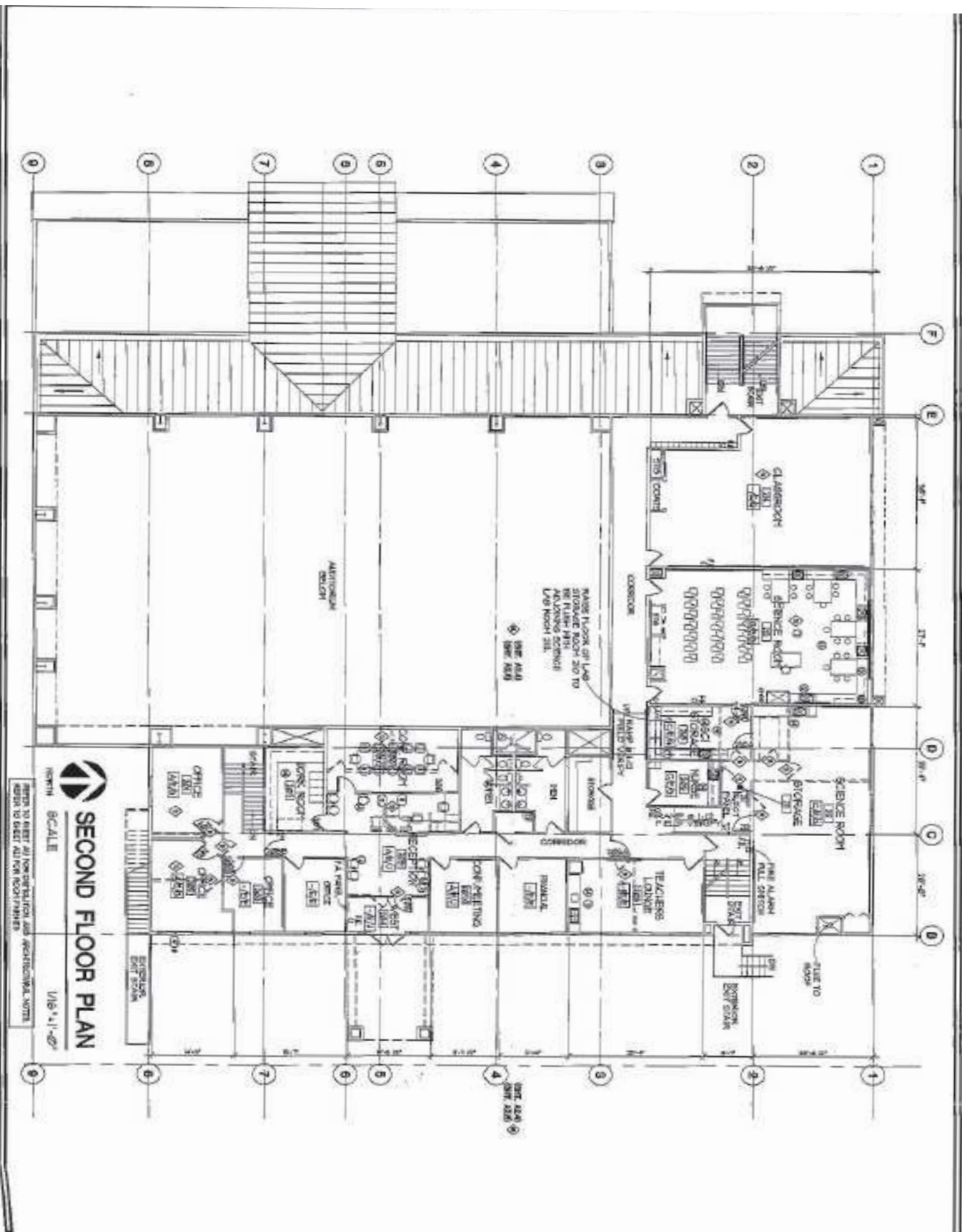
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# Floor Plan



Project:	Heritage Christian School
Client:	Heritage Christian School
Architect:	KROCHINA ARCHITECTS
Design:	Second Floor Plan
Date:	09/01/2011
Drawn by:	09/01/2011
Checked by:	09/01/2011
Scale:	1/8" = 1'-0"
Sheet:	A2.2

**Heritage Christian School**  
**Tenant Improvements**  
 3001 Denali Street, Suite 300, Anchorage, Alaska  
 99503  
 (907) 551-2241

**KROCHINA ARCHITECTS**  
 AIA  
 3001 Denali Street, Suite 300, Anchorage, Alaska  
 99503  
 (907) 551-2241  
[www.krochina.com](http://www.krochina.com)





**THIRD FLOOR PLAN**

SCALE 1/16" = 1'-0"

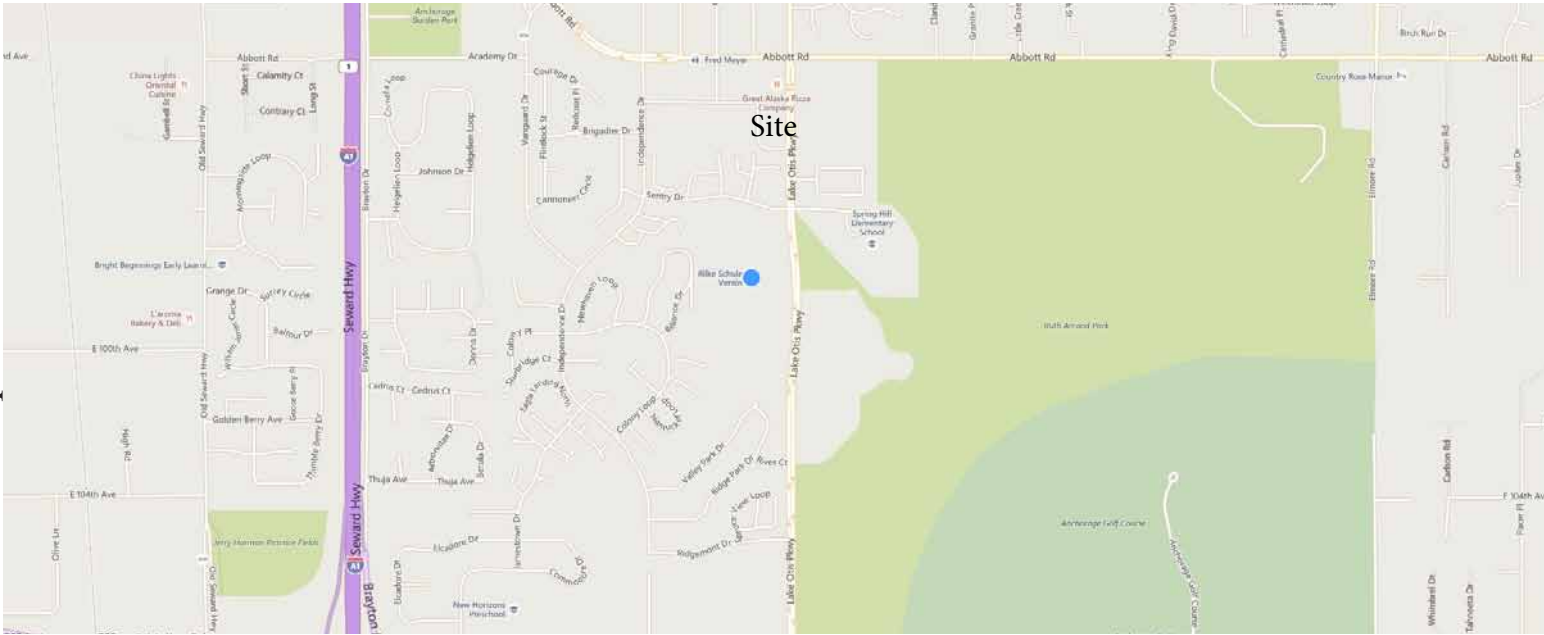
REVISIONS TO SHEET ALL FOR CONSULTATION AND ARCHITECTURAL WORKS

PERMIT TO ASSIST ALL ROSE DISSEMINATION AND APPLICATION WORKS

**A2.3**

# Maps

Location Map



Aerial Map



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