

For Sale



6070 E Fireweed Road Wasilla Ak

Price: \$1,500,000 Lot Size: 109,335 SQF / 2.51Acres)

STEWART SMITH

C: (907) 727-8686

Email: Stewart@StuSell.com



WWW.STUSELL.COM

SSS COMMERCIAL REAL ESTATE • 5100 Cordova Street Suite 207 Anchorage, AK 99503

Table of Contents

Disclaimer	3
Information	4
Photographs	5-8

STEWART SMITH

C: (907) 727-8686

Email: Stewart@StuSell.com



WWW.STUSELL.COM

SSS COMMERCIAL REAL ESTATE • 5100 Cordova Street Suite 207 Anchorage, AK 99503

Disclaimer

The information contained herein was obtained from the Mat/Su Borough and/or other private and governmental sources. This information is not warranted or guaranteed in any way. The owner and Stewart Smith of SSS Commercial Real Estate make no warranties, either expressed or implied, as to the completeness or accuracy of any of the information contained herein. This disclaimer includes, but is not limited to, square footage, land size, lease lengths, business profits, financial profiles, rental income, equipment lists, statements & financial profiles and inventory.

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.

This property may be subject to prior sale/lease and withdrawal from the market place at any time without notice. This packet is solely the property of Stewart Smith of SSS Commercial Real Estate. Any reproduction without authorization is prohibited, including data storage.

STEWART SMITH

C: (907) 727-8686

Email: Stewart@StuSell.com



WWW.STUSELL.COM

SSS COMMERCIAL REAL ESTATE • 5100 Cordova Street Suite 207 Anchorage, AK 99503

6070 E Fireweed Road Wasilla AK

Township 17N Range 1E Section 16 Lot C17

Tax Id # 17N01E16C017 Lot C17-109,335 2.51 Acres

Snowbank Storage has 7 large indoor Gas fired heated bays with (6) 12x14 overhead doors of and one unit with 12x 10 overhead door 3 of the bays have storage holding tank Bays are as follows:

Unit 1	17x39
Unit 2	13x39
Unit 3	15x39
Unit 4	18x40
Unit 5	14x40
Unit 6	14x40
Unit 7	30x20

Snowbank storage also has 40 separate vehicle spaces and the lower lot is .5 acres and holds about 25-35 additional vehicles. Seller says all the spaces are rented and there is a client waiting list . The property has great visibility with 685 feet of Parks Highway / Fireweed Road frontage . Punch Code Access 8 foot Chain Link fence surrounds the entire facility with 3 strands of Barbwire on top. Great Gravel Yard so good drainage and stable parking sites . Nice super clean and in excellent condition . Security System has 12 cameras and I -Phone apps allow for remote viewing and door access

STEWART SMITH

C: (907) 727-8686

Email: Stewart@StuSell.com



WWW.STUSELL.COM

SSS COMMERCIAL REAL ESTATE • 5100 Cordova Street Suite 207 Anchorage, AK 99503

Photographs



STEWART SMITH
C: (907) 727-8686
Email: Stewart@StuSell.com

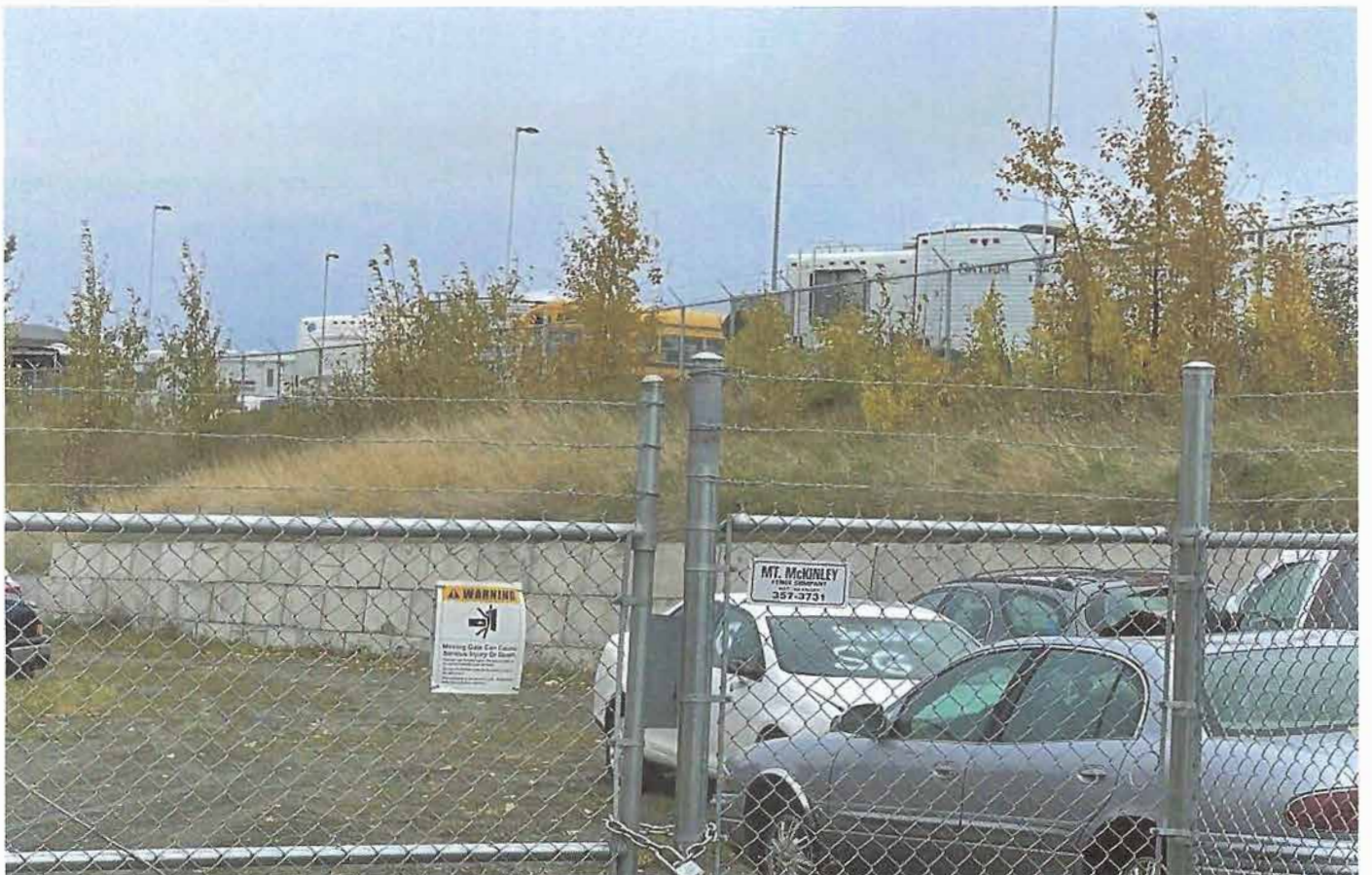
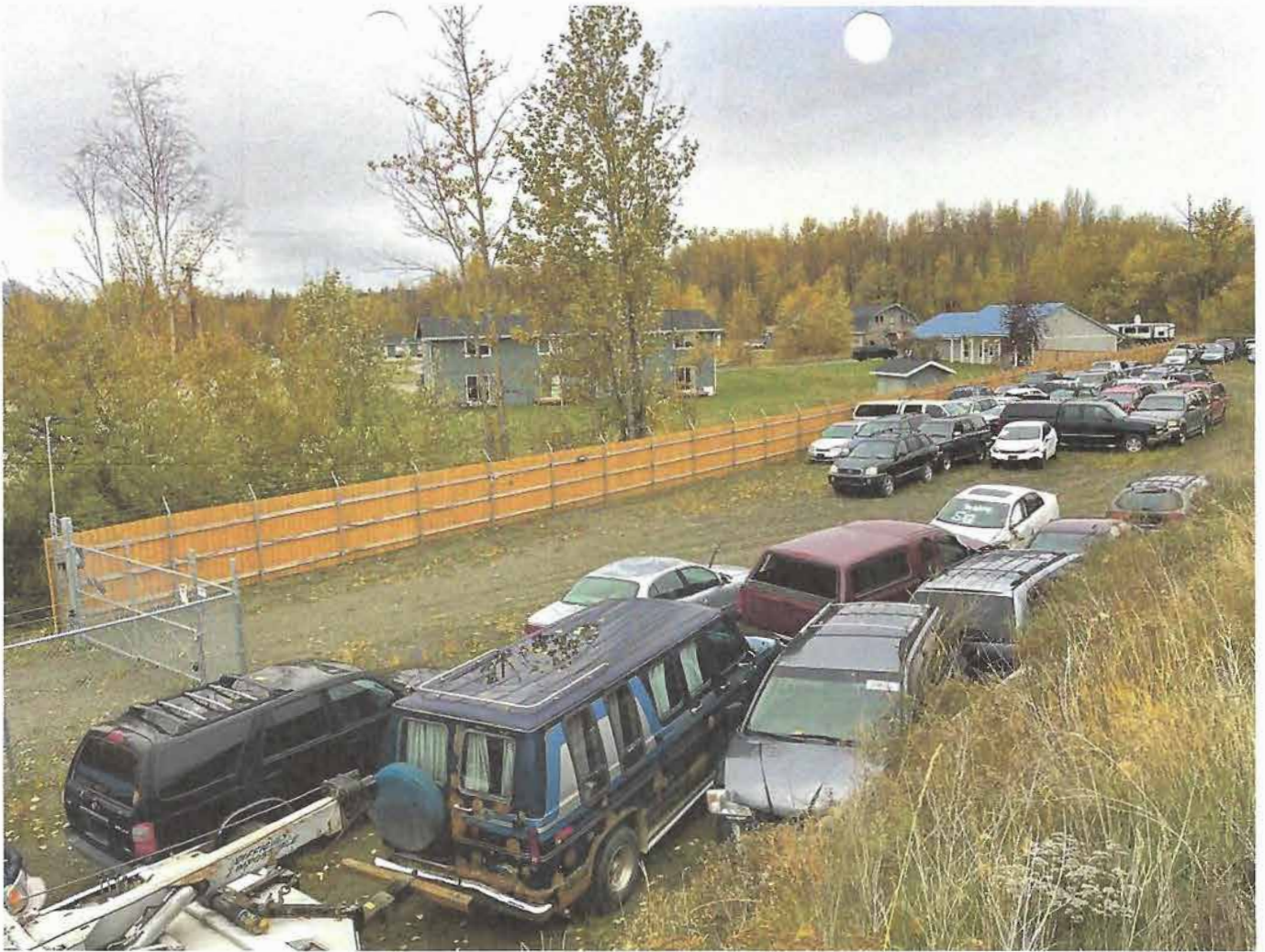


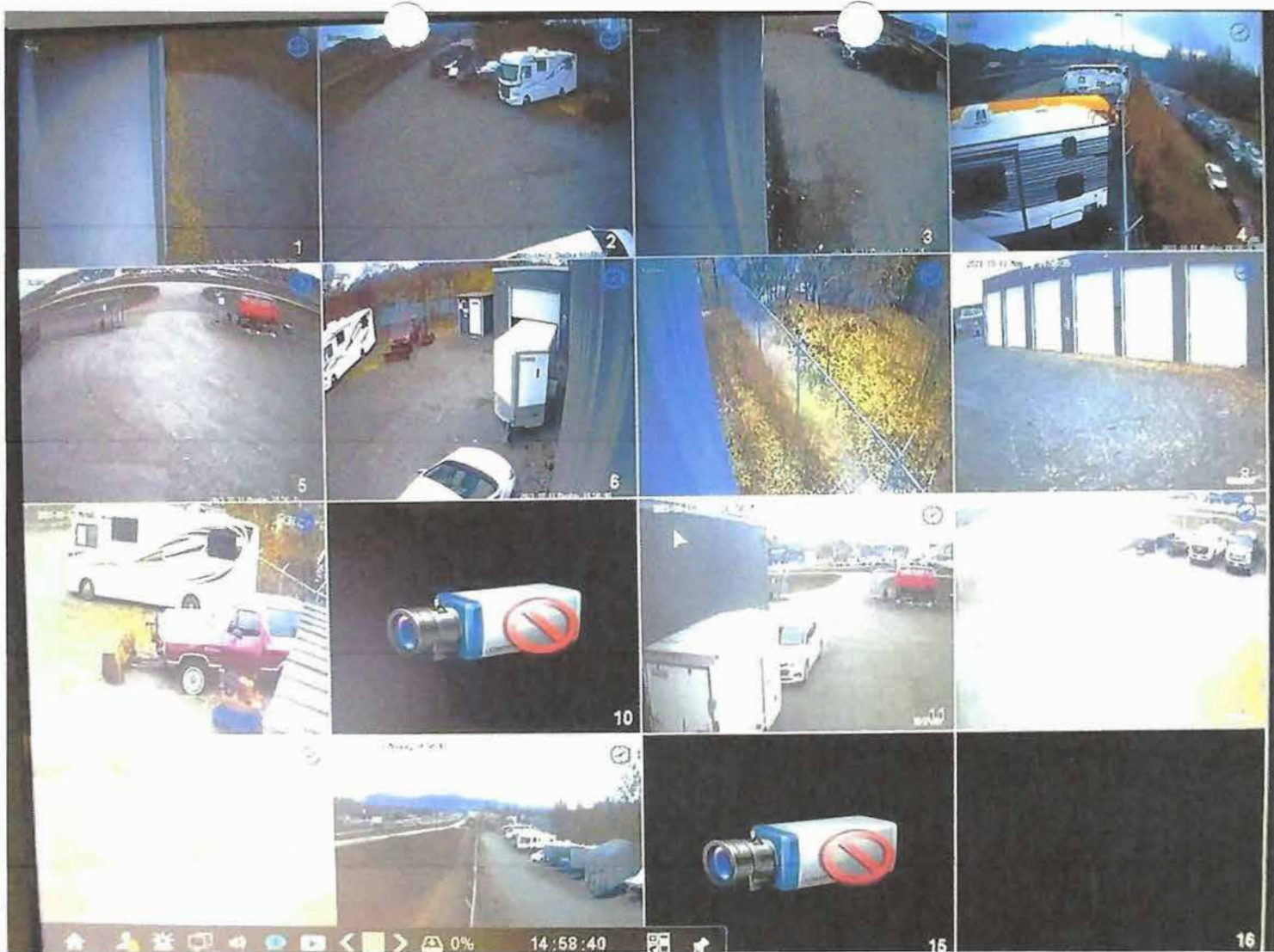
WWW.STUSELL.COM

SSS COMMERCIAL REAL ESTATE • 5100 Cordova Street Suite 207 Anchorage, AK 99503









LEGEND:

- ⊕ 2" ALUMINUM CAP ON REBAR FOUND
 - 1 1/2" YELLOW PLASTIC CAP ON REBAR FOUND
 - 5/8" REBAR FOUND
- (R) RECORD PLAT 2015-124
(M) MEASURED

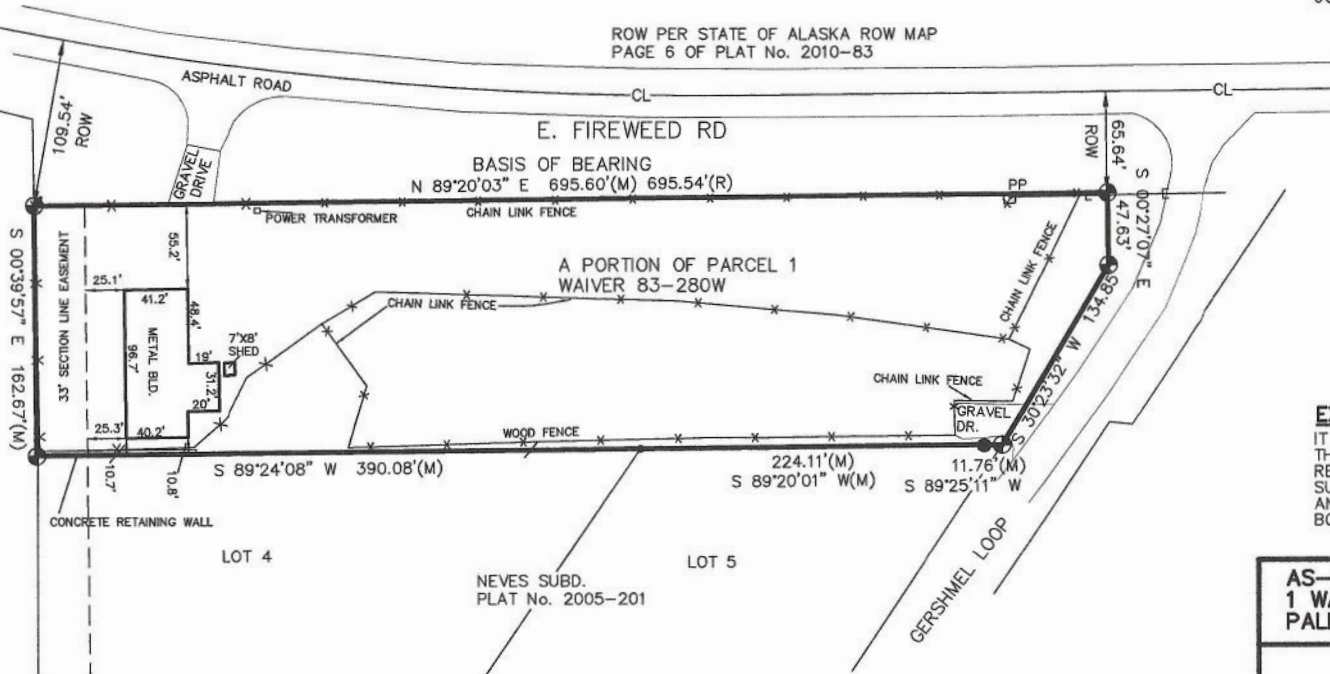
AS-BUILT CERTIFICATE:

I HEREBY CERTIFY THAT I AM PROPERLY REGISTERED AND LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF ALASKA, THAT THIS DRAWING REPRESENTS A SURVEY MADE BY ME, THAT THE MONUMENTS SHOWN HEREON ACTUALLY EXIST AS DESCRIBED, AND THAT NO ENCROACHMENTS EXIST EXCEPT AS INDICATED.

DATE 11/4/2021 REGISTRATION NO. 10406

 John O'Connor
 REGISTERED LAND SURVEYOR
 JOHN P. O'CONNOR

ROW PER STATE OF ALASKA ROW MAP
PAGE 6 OF PLAT No. 2010-83



EXCLUSION NOTE:

IT IS THE RESPONSIBILITY OF THE OWNER TO DETERMINE THE EXISTENCE OF ANY EASEMENTS, COVENANTS, OR RESTRICTIONS WHICH DO NOT APPEAR ON THE RECORDED SUBDIVISION MAPS. UNDER NO CIRCUMSTANCES SHOULD ANY DATA HEREON BE USED FOR CONSTRUCTION OR BOUNDARY LOCATION.

AS-BUILT SURVEY OF A PORTION OF PARCEL 1 WAIVER RESOLUTION 83-280W RECORDED IN PALMER REC. DIST. PLAT No. 2015-124

SOUTHWEST ALASKA SURVEYING

2800 N PARK DRIVE
WASILLA, AK 99654
PHONE 907-373-1607 907-631-2503

SCALE: 1"=100'

PARCEL 1 IS SUBJECT TO A BLANKET MEA. UTILITY ROW EASEMENT AS DESCRIBED IN DOCUMENT No. 2015-008694-0.



Matanuska-Susitna Borough Land Information Parcel Report



Selected parcel highlighted

Account ID: 17N01E16C017

Owner(s): RUDOLPH DANISA M

General Owner: PRIVATE

Legal Description: TOWNSHIP 17N RANGE 1E SECTION 16 LOT C17



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
9/18/2021 8:52:12 AM



Matanuska-Susitna Borough Land Information Parcel Report



Selected parcel highlighted

Account ID: 17N01E16C017

Owner(s): RUDOLPH DANISA M

General Owner: PRIVATE

Legal Description: TOWNSHIP 17N RANGE 1E SECTION 16 LOT C17



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
9/18/2021 8:52:12 AM