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1007 W 32nd Avenue Anchorage, Alaska 99503

B3 Site with Existing Improvements |
Redevelopment Opportunity



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1007 W 32nd Avenue, Anchorage, Alaska 99503

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Property Overview

1007 W 32nd Avenue Anchorage, AK
Flexible B3 Site with Existing Improvements
High-Security, Low Visibility

Building Sizes

7,200 SF Metal Building | 2,400 SF Warehouse

This 3.34-acre site, zoned B3 General Business, offers a secure and functional layout in a well-established Spenard location. The property includes two existing structures: a 7,200 square foot metal building in need of renovation and a 2,400 square foot warehouse in fair condition featuring a 12'x12' overhead door.

The site is fully fenced and well-suited for contractor yard use, equipment storage, or redevelopment. The layout allows for efficient access, circulation, and secure operations within the property boundaries.



Easement

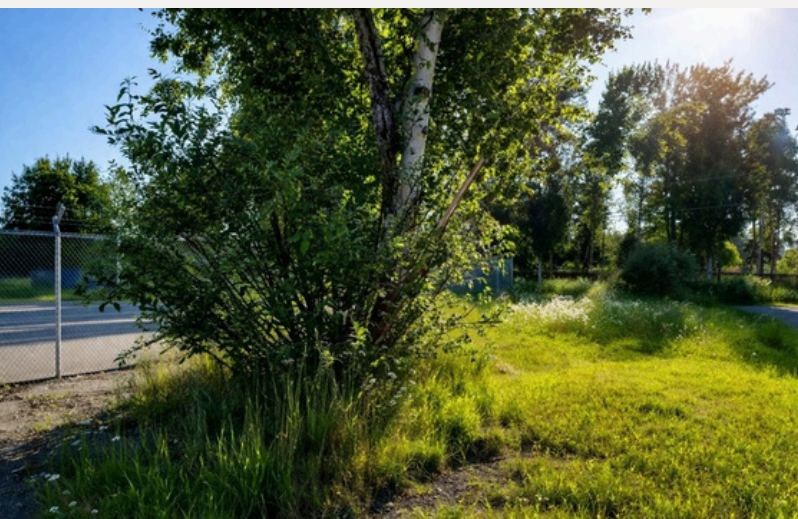
A communication tower, satellite dish, and related equipment remain on site under a perpetual easement. The easement holder is responsible for their proportionate share of taxes and maintenance. No income from the tower will transfer with the sale.

Showings

Tours by appointment only,
Call Stewart Smith: 907-727-8686



Price: \$895,000







Location Map



**MUNICIPALITY OF ANCHORAGE
PLANNING AND ZONING COMMISSION
RESOLUTION NO. 2023-023**

A RESOLUTION RECOMMENDING APPROVAL OF A ZONING MAP AMENDMENT FOR ONE PARCEL CONTAINING APPROXIMATELY 3.3 ACRES FROM B-3 SL (GENERAL BUSINESS WITH SPECIAL LIMITATIONS) DISTRICT TO REVISE THE SPECIAL LIMITATIONS WITHIN TOWNSHIP 13N RANGE 4W SECTION 25 S2NE4NE4 PARCELS 1-28,1-34,1-27, GENERALLY LOCATED NORTH OF WEST 32ND AVENUE, EAST OF SPENARD ROAD, SOUTH OF WEST 30TH AVENUE, AND WEST OF NORTH STAR STREET, IN ANCHORAGE.

(Case 2023-0131; Tax I.D. No. 010-016-12-000)

WHEREAS, a request has been received from AWN Tower Company, LLC, owner, and their representatives for a zoning map amendment for one parcel containing approximately 3.3 acres from B-3 SL (General Business with Special Limitations) District to revise the special limitations within Township 13N Range 4W Section 25 S2NE4NE4 Parcels 1-28,1-34,1-27, generally located north of West 32nd Avenue, east of Spenard Road, south of West 30th Avenue, and west of North Star Street, in Anchorage, in Anchorage, and

WHEREAS, notices were published, posted, and mailed, and a public hearing was held on December 4, 2023.

NOW, THEREFORE, BE IT RESOLVED by the Anchorage Planning and Zoning Commission that:

A. The Commission makes the following findings of fact:

1. This request meets all rezoning approval criteria as required by Anchorage Municipal Code (AMC) 21.03.160E.
2. There was no public testimony for this request, with no objections from the public or reviewing agencies.
3. The applicant's proposed development would meet the Title 21 and Title 23 requirements, most likely without a variance.
4. The petitioner had a good public involvement process.
5. In the event the towers are removed, the site would be suitable for residential mixed-use development.

B. The Commission recommends APPROVAL of the zoning map amendment from B-3 SL (General Business with Special Limitations) District to revise the special limitations to add self-storage and residential mixed-use as permitted uses, and to add the following additional special limitation: "Nonresidential uses within the district shall be subject to the dimensional standards of the R-3 District".

Planning and Zoning Commission
Resolution 2023-023
Page 2

PASSED AND APPROVED by the Anchorage Planning and Zoning Commission on the 4th day of December, 2023.

ADOPTED by the Anchorage Planning and Zoning Commission this 11th day of December, 2023. This written decision/resolution of the Planning and Zoning Commission is final.



Craig H. Lyon
Secretary



Andre Spinelli
Chair

(Case 2023-0131; Tax I.D. No. 010-016-12-000)

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Journal of Internal Medicine 255: 105–112

THE LATEST DEVELOPMENTS IN THE VENTURE-BASED INVESTMENT INDUSTRY ARE DISCUSSED IN THIS SPECIAL ADVERTISING SECTION. THE SECTION IS DIVIDED INTO TWO PARTS: THE FIRST PART, "THE VENTURE-BASED INVESTMENT INDUSTRY: A REVIEW OF THE LATEST DEVELOPMENTS," IS A REVIEW OF THE LATEST DEVELOPMENTS IN THE VENTURE-BASED INVESTMENT INDUSTRY. THE SECOND PART, "THE VENTURE-BASED INVESTMENT INDUSTRY: A REVIEW OF THE LATEST DEVELOPMENTS," IS A REVIEW OF THE LATEST DEVELOPMENTS IN THE VENTURE-BASED INVESTMENT INDUSTRY. THE SECTION IS DIVIDED INTO TWO PARTS: THE FIRST PART, "THE VENTURE-BASED INVESTMENT INDUSTRY: A REVIEW OF THE LATEST DEVELOPMENTS," IS A REVIEW OF THE LATEST DEVELOPMENTS IN THE VENTURE-BASED INVESTMENT INDUSTRY. THE SECOND PART, "THE VENTURE-BASED INVESTMENT INDUSTRY: A REVIEW OF THE LATEST DEVELOPMENTS," IS A REVIEW OF THE LATEST DEVELOPMENTS IN THE VENTURE-BASED INVESTMENT INDUSTRY.

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Delta K
GEOMATICS LLC

[illegible]

		Заявление о приеме на работу	
ФИО (полностью) _____ _____ _____	Дата рождения _____ _____ _____	Место рождения _____ _____ _____	Место жительства _____ _____ _____
Место работы _____ _____ _____	Должность _____ _____ _____	Образование _____ _____ _____	Категория _____ _____ _____
Дата приема на работу _____ _____ _____	Дата окончания работы _____ _____ _____	Дата увольнения _____ _____ _____	Дата окончания _____ _____ _____

10. **REQUIRE OF THE JOURNAL:** The journal should contain the following information:

was followed by one layer of 100-µm-thick glass slides. The slides were then placed in a vacuum oven at 60°C for 24 h to remove any residual solvent. The resulting membranes were then cut into pieces of approximately 1 cm² and stored in a desiccator until used.

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THE FOLLOWING ARE THE NAMES OF THE MEMBERS OF THE BOARD OF DIRECTORS OF THE COMPANY:

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1. The first step in the process is to identify the problem. This involves gathering information about the situation and the people involved. It is important to understand the context and the stakes of the problem.

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The authors are grateful to Dr. J. C. Frazee for his critical reading of the manuscript.

This work was supported by National Science Foundation Grant No. DMR-80-19769.

Received November 20, 1981

Accepted February 2, 1982

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 1786-1800, © 2012 Sage Publications
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the following table. The table is organized by the type of business, the size of the business, and the type of financing. The table shows the percentage of businesses that have received financing from each source, and the percentage of businesses that have received financing from each source, by size of business and type of financing.

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© 2005 American Chemical Society
Published by American Chemical Society
1105 Rockledge Drive, Suite 850
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	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	2066	2067	2068	2069	2070	2071	2072	2073	2074	2075	2076	2077	2078	2079	2080	2081	2082	2083	2084	2085	2086	2087	2088	2089	2090	2091	2092	2093	2094	2095	2096	2097	2098	2099	2100	2101	2102	2103	2104	2105	2106	2107	2108	2109	2110	2111	2112	2113	2114	2115	2116	2117	2118	2119	2120	2121	2122	2123	2124	2125	2126	2127	2128	2129	2130	2131	2132	2133	2134	2135	2136	2137	2138	2139	2140	2141	2142	2143	2144	2145	2146	2147	2148	2149	2150	2151	2152	2153	2154	2155	2156	2157	2158	2159	2160	2161	2162	2163	2164	2165	2166	2167	2168	2169	2170	2171	2172	2173	2174	2175	2176	2177	2178	2179	2180	2181	2182	2183	2184	2185	2186	2187	2188	2189	2190	2191	2192	2193	2194	2195	2196	2197	2198	2199	2200	2201	2202	2203	2204	2205	2206	2207	2208	2209	2210	2211	2212	2213	2214	2215	2216	2217	2218	2219	2220	2221	2222	2223	2224	2225	2226	2227	2228	2229	2230	2231	2232	2233	2234	2235	2236	2237	2238	2239	2240	2241	2242	2243	2244	2245	2246	2247	2248	2249	2250	2251	2252	2253	2254	2255	2256	2257	2258	2259	2260	2261	2262	2263	2264	2265	2266	2267	2268	2269	2270	2271	2272	2273	2274	2275	2276	2277	2278	2279	2280	2281	2282	2283	2284	2285	2286	2287	2288	2289	2290	2291	2292	2293	2294	2295	2296	2297	2298	2299	2300	2301	2302	2303	2304	2305	2306	2307	2308	2309	2310	2311	2312	2313	2314	2315	2316	2317	2318	2319	2320	2321	2322	2323	2324	2325	2326	2327	2328	2329	2330	2331	2332	2333	2334	2335	2336	2337	2338	2339	2340	2341	2342	2343	2344	2345	2346	2347	2348	2349	2350	2351	2352	2353	2354	2355	2356	2357	2358	2359	2360	2361	2362	2363	2364	2365	2366	2367	2368	2369	2370	2371	2372	2373	2374	2375	2376	2377	2378	2379	2380	2381	2382	2383	2384	2385	2386	2387	2388	2389	2390	2391	2392	2393	2394	2395	2396	2397	2398	2399	2400	2401	2402	2403	2404	2405	2406	2407	2408	2409	2410	2411	2412	2413	2414	2415	2416	2417	2418	2419	2420	2421	2422	2423	2424	2425	2426	2427	2428	2429	2430	2431	2432	2433	2434	2435	2436	2437	2438	2439	2440	2441	2442	2443	2444	2445	2446	2447	2448	2449	2
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