

Sales Price
\$3,750,000



Mixed-Use Building for Sale

508 W 2nd Ave
Anchorage, AK 99501



OFFERING MEMORANDUM

Manny Rodriguez
Infinity Commercial Real Estate Group
907.748.4793
rodriguez.manuel907@gmail.com

Andrew Ingram
Jack White Commercial
907.830.7319
akcommercialproperties@gmail.com

Mixed-Use Building For Sale

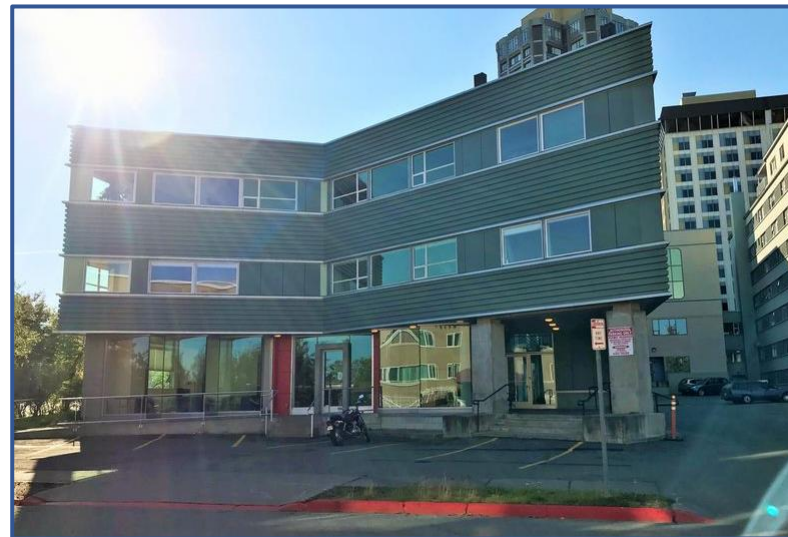
Mixed-Use Building for Sale
508 W 2nd Ave

Property Highlights

- 14,147 SF Mixed-use Building
- 1,300 SF of Ground Level Retail
- 5,974 SF of Office Space
- 10 Residential Dwelling Units (5,417 SF)
- 14,164 SF Lot
- Located in Downtown Anchorage
- Parking On-site + Nearby Parking Lot & Street Parking

Property Description

7KHMHFWRSURSHUWFRWRID D6)VRUPLHGHO
EEOGLRRO DDO 6)SDUFHORIODGCRHGKORFDWHGLD
GRZWRZSEKRUDJHSODNDKHO SURSHUWDELOWDD DGO
ZDLOWLDOODDVRUDORZULHRILFHDEEOGLDEHIRUHLWZDD
FRYHUWHGVRFDHGHO EEOGLDFRWLORID UHWDRDFHDDGO
UHGHWLDODGZHOVDD 7KHDEEOGLD FDUHWV5\$LD DSSURD
D)DWD FRLJDDWLRFWRWRID D 6)RID UHGHWLDOD
GZHOOLVDD ORFDWRVAKHWD DGGORRUD)RID RILFH
SDFHORFDWHGRVWKHWDGUGORRUDGG DGG)RIDHWDLDD
SDFHORFDWHGRVWKHURJGHOYHOD)KHUHGHWLDDVZHUDD
PRVUHFHWOKRUWVWHUPVHWDDOZKLFK)SURYHGYHU)FHDOD
KRZHYH)enting the apartments as long term rentals is another
ciaàle scenario -or an inçestor looing to captre more staàle
retens on the residential component.



OFFERING MEMORANDUM

Manny Rodriguez
Infinity Commercial Real Estate Group
907.748.4793
rodriguez.manuel907@gmail.com

Andrew Ingram
Jack White Commercial
907.830.7319
akcommercialproperties@gmail.com

Mixed-Use Building For Sale

Mixed-Use Building for Sale
508 W 2nd Ave

Property Features

Year Built	1965
Zoning	B2C – Central Business District
Lot Size	14,164 SF
Building Size	14,147 SF
Stories	3
Building Type	Low Rise Office Building – Class “B”
Foundation	Concrete Slab with Concrete Footings
Heating	Hot Air
Utilities	All public utilities service this property
Roof	Flat, Rubber Membrane
Net Rentable Area	12,691 SF

Photos



OFFERING MEMORANDUM

Manny Rodriguez
Infinity Commercial Real Estate Group
907.748.4793
rodriguez.manuel907@gmail.com

Andrew Ingram
Jack White Commercial
907.830.7319
akcommercialproperties@gmail.com

Mixed-Use Building For Sale

Mixed-Use Building for Sale
508 W 2nd Ave

Property Configuration (Residential Units)

Unit	Type	Square Feet
104	1BR/1BA	450
105	Studio	289
107	Studio	290
201	1BR/1BA	610
202	2BR/1BA	800
203	1BR/1BA	533
204	1BR/1BA	479
205	1BR/1BA	533
206	2BR/2BA	619
207	1BR/1BA	814



OFFERING MEMORANDUM

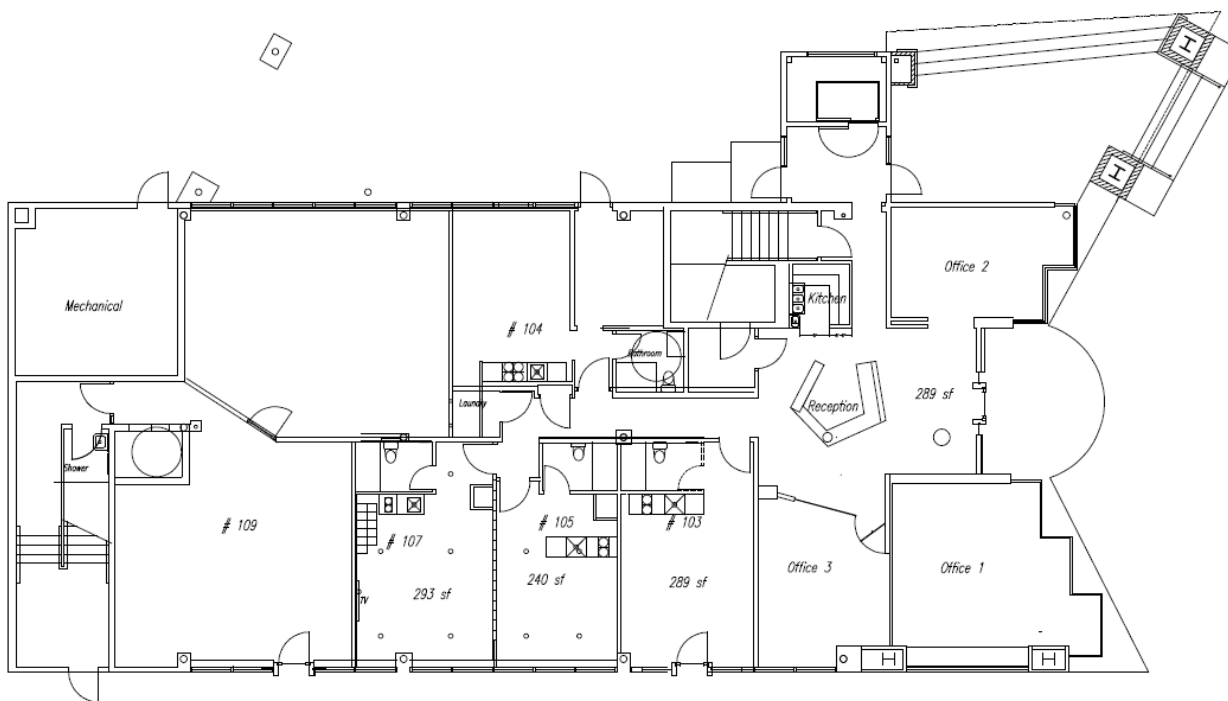
Manny Rodriguez
Infinity Commercial Real Estate Group
907.748.4793
rodriguez.manuel907@gmail.com

Andrew Ingram
Jack White Commercial
907.830.7319
akcommercialproperties@gmail.com

Mixed-Use Building For Sale

Mixed-Use Building for Sale
508 W 2nd Ave

Floor Plan (First Floor)



FIRST FLOOR
4100 SQFT

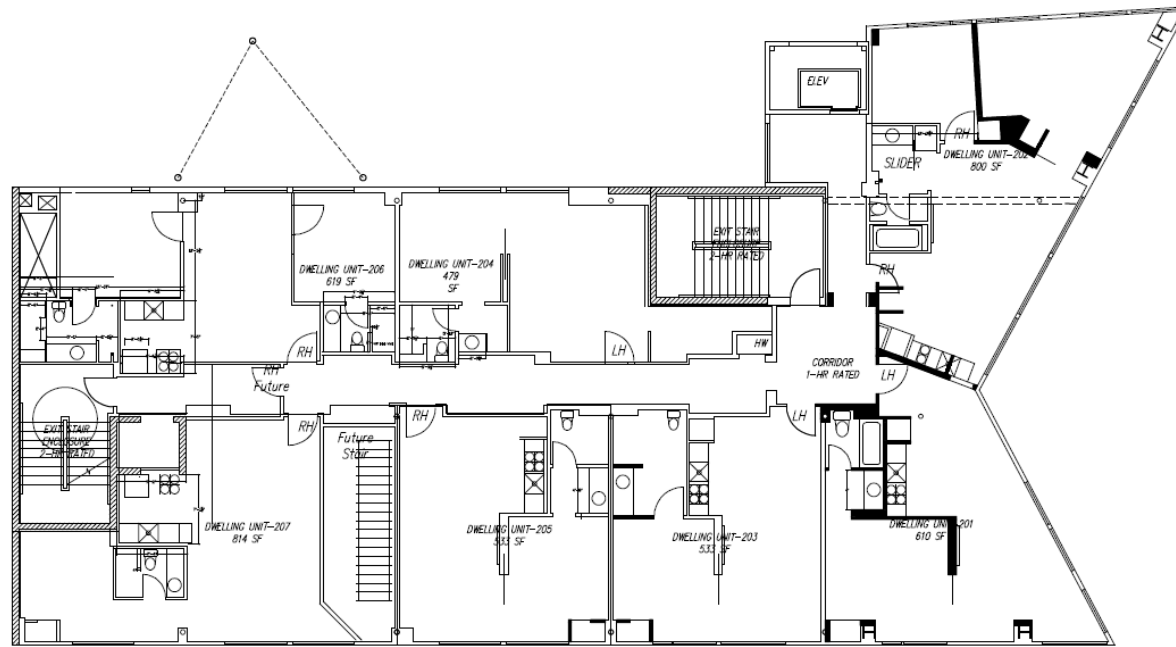


OFFERING MEMORANDUM

Manny Rodriguez
Infinity Commercial Real Estate Group
907.748.4793
rodriguez.manuel907@gmail.com

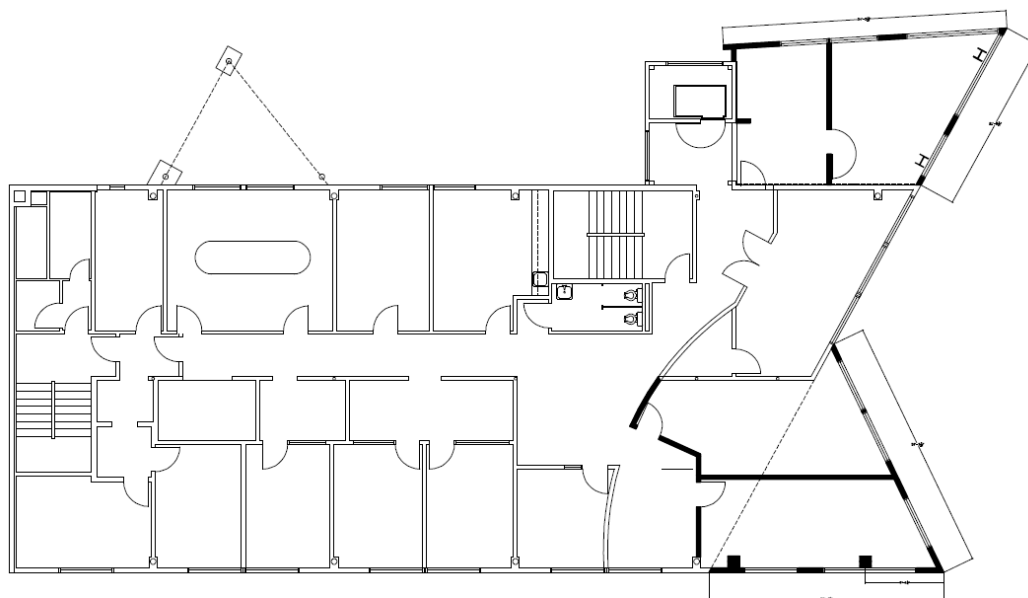
Andrew Ingram
Jack White Commercial
907.830.7319
akcommercialproperties@gmail.com

Floor Plan (Second Floor)



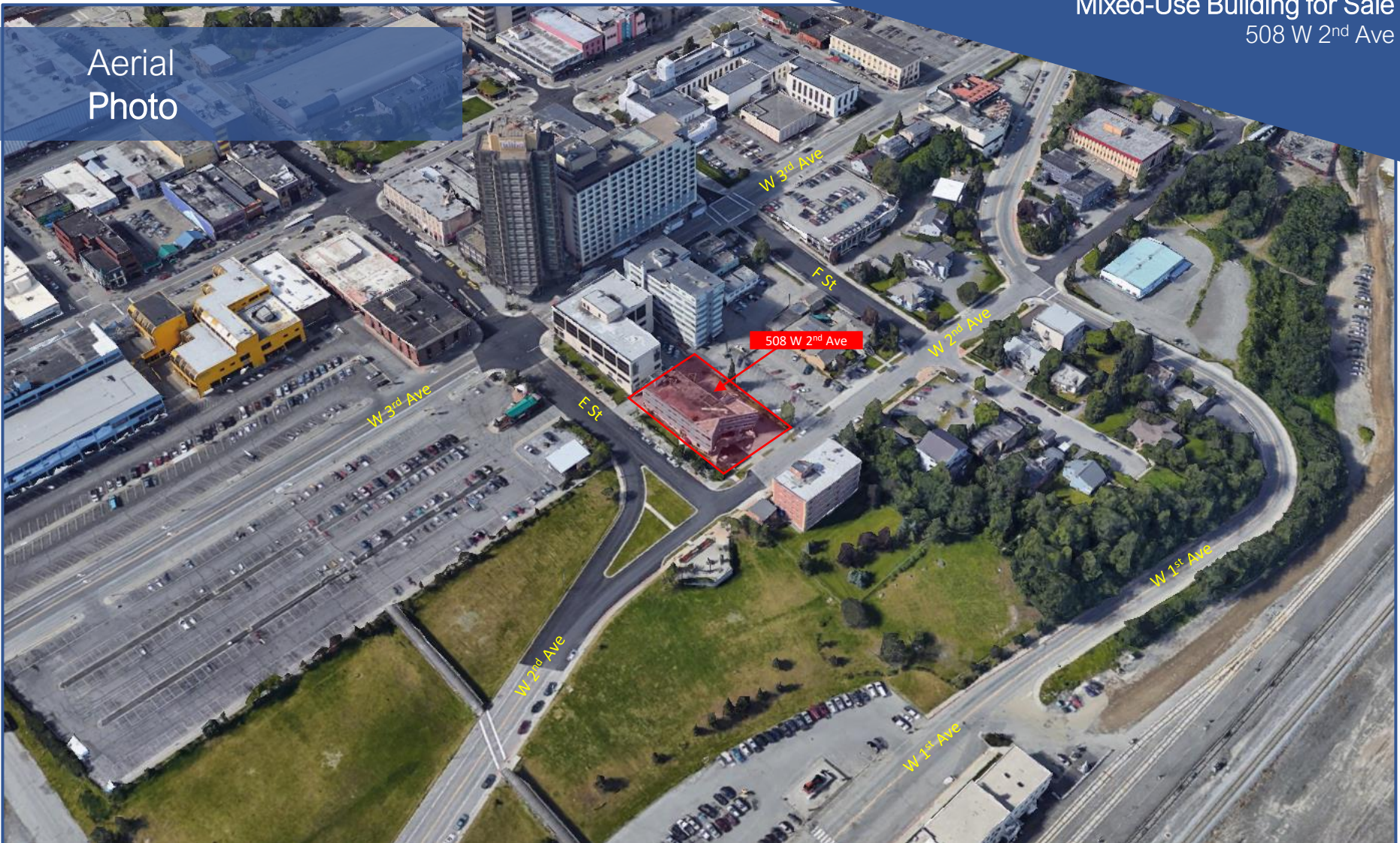
SECOND FLOOR
5400 SQFT

Floor Plan (Third Floor)



THIRD FLOOR
5400 SQFT

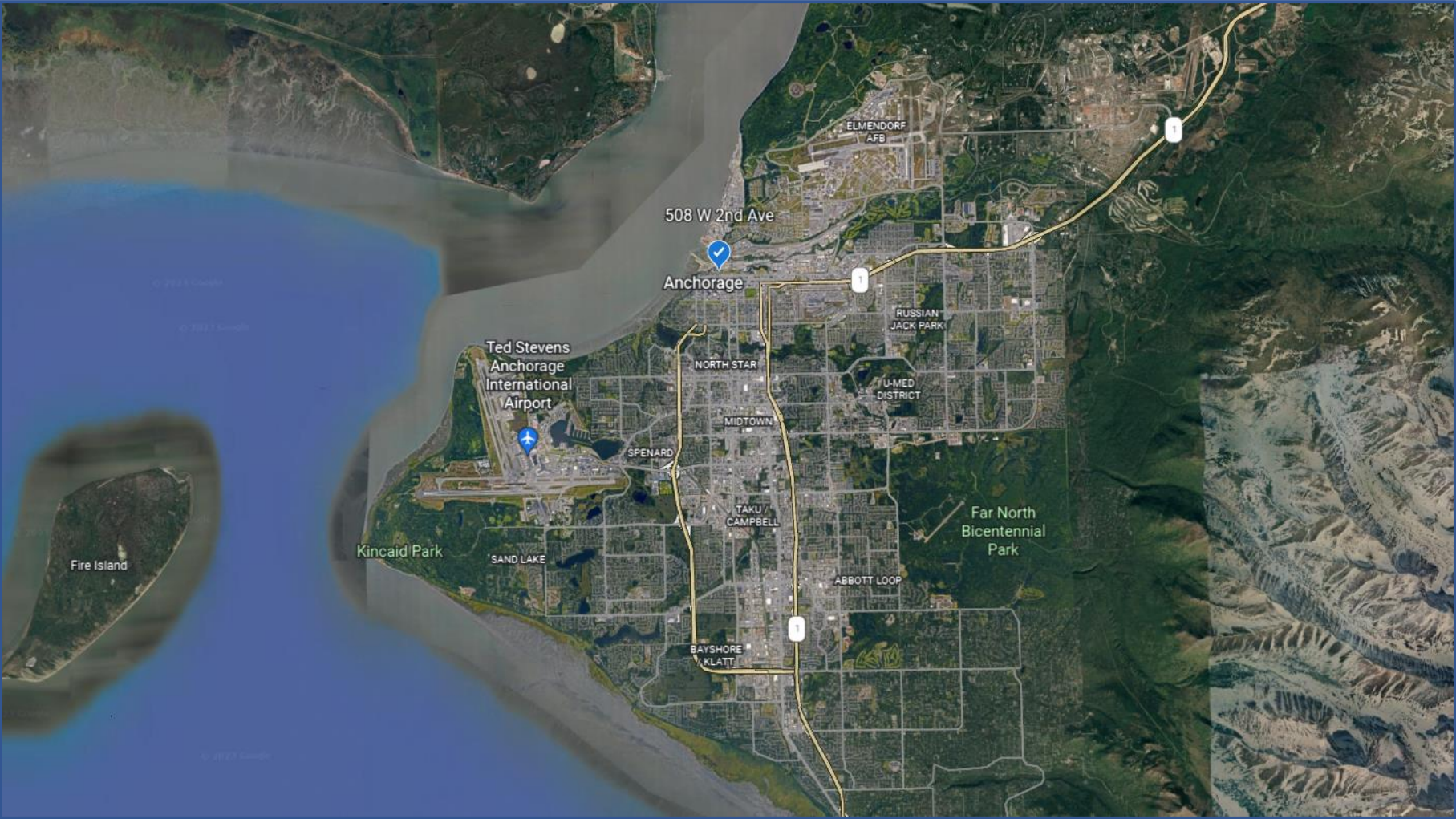
Aerial
Photo



OFFERING MEMORANDUM

Manny Rodriguez
Infinity Commercial Real Estate Group
907.748.4793
rodriguez.manuel907@gmail.com

Andrew Ingram
Jack White Commercial
907.830.7319
akcommercialproperties@gmail.com



OFFERING MEMORANDUM

Manny Rodriguez
Infinity Commercial Real Estate Group
907.748.4793
rodriguez.manuel907@gmail.com

Andrew Ingram
Jack White Commercial
907.830.7319
akcommercialproperties@gmail.com