

**FOR SALE**

1.14 ACRES AVAILABLE ANCHORAGE, AK

Key Features

- Parcel size: 50,032 sqft./1.14 Acres
- Prime position in a high traffic area off Muldoon Road.
- 2 miles from the Glenn Highway, offering great visibility and access.
- 2.5 miles away from the popular retail center known as Tikahtnu Commons, and 5.5 Miles away from the U-MED District, which is Anchorage's highest concentrated area of employment.

Property Highlights

- The previous building, fuel pumps, and tanks have been removed.
- Ideal for a commercial or retail developer or user.
- **Site may be restricted against uses competitive with C-Store/Fuel**

Tax Parcel ID	2025 RE Tax	Zoning	Asking Price
00621426000	\$14,154.32	B1A - Local & Neighborhood District	\$825,000

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