



FOR SALE

# 0.74 ACRES AVAILABLE ANCHORAGE, AK

## Key Features

- Parcel size: 32,400 sqft./0.74 Acres
- Prime position in a strong retail, residential, and workforce corridor.
- Excellent visibility and easy access to the Glenn Highway.
- Located near Tikahtnu Commons - one of Anchorage's top shopping, dining, and entertainment destinations - and only 1.5 miles from Joint Base Elmendorf-Richardson (JBER), a major regional employer.

## Property Highlights

- Use: flat, cleared commercial lot offering excellent usability and flexibility for development
- With versatile B3 zoning, the site supports a wide range of business and commercial development opportunities.
- \*\*Site may be restricted against uses competitive with C-Store/Fuel\*\*

Tax Parcel ID	2025 RE Tax	Zoning	Asking Price
00502242000	\$17,826.91	B3 - General Business	\$775,000



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