

## FOR SALE

# 4627 Mountain View Drive Anchorage, AK



### PROPERTY HIGHLIGHTS

4627 Mountain View Drive is a 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. Ready for construction and highly usable, this property is an ideal choice for owners or investors seeking a prime development site.

LAND SF	32,400
LAND ACRES	0.74
TRAFFIC COUNTS	12,560 VPD

SPACE USE	MIXED
3-MILE (POP.)	78,606
5-MILE (POP.)	134,772
AVG HH. INCOME	\$64,000



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### LOCATION & MARKET

4627 Mountain View Drive provides outstanding visibility and easy access Highway. The property is conveniently 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. Its prime position in a strong retail, residential, and workforce corridor makes it an excellent choice for businesses looking to grow and establish long-term success.



### LEGAL INFORMATION

<b>TAX PARCEL ID</b>	00502242000
<b>2025 RE TAXES</b>	\$17,826.91
<b>ZONING</b>	B3 – General Business



### RESTRICTIONS

Property will be restricted against uses competitive with convenience stores

### OFFERING PROCESS

Seller will consider the submission of an offer using Seller's Letter of Intent form, which will be provided to qualified buyers. Interested parties should submit an LOI on terms where the Buyer agrees to complete a purchase of the property on the Seller's Real Estate Sales Agreement. All offers must be received by Exclusive Agent, Cushman & Wakefield. Contact information is below:

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