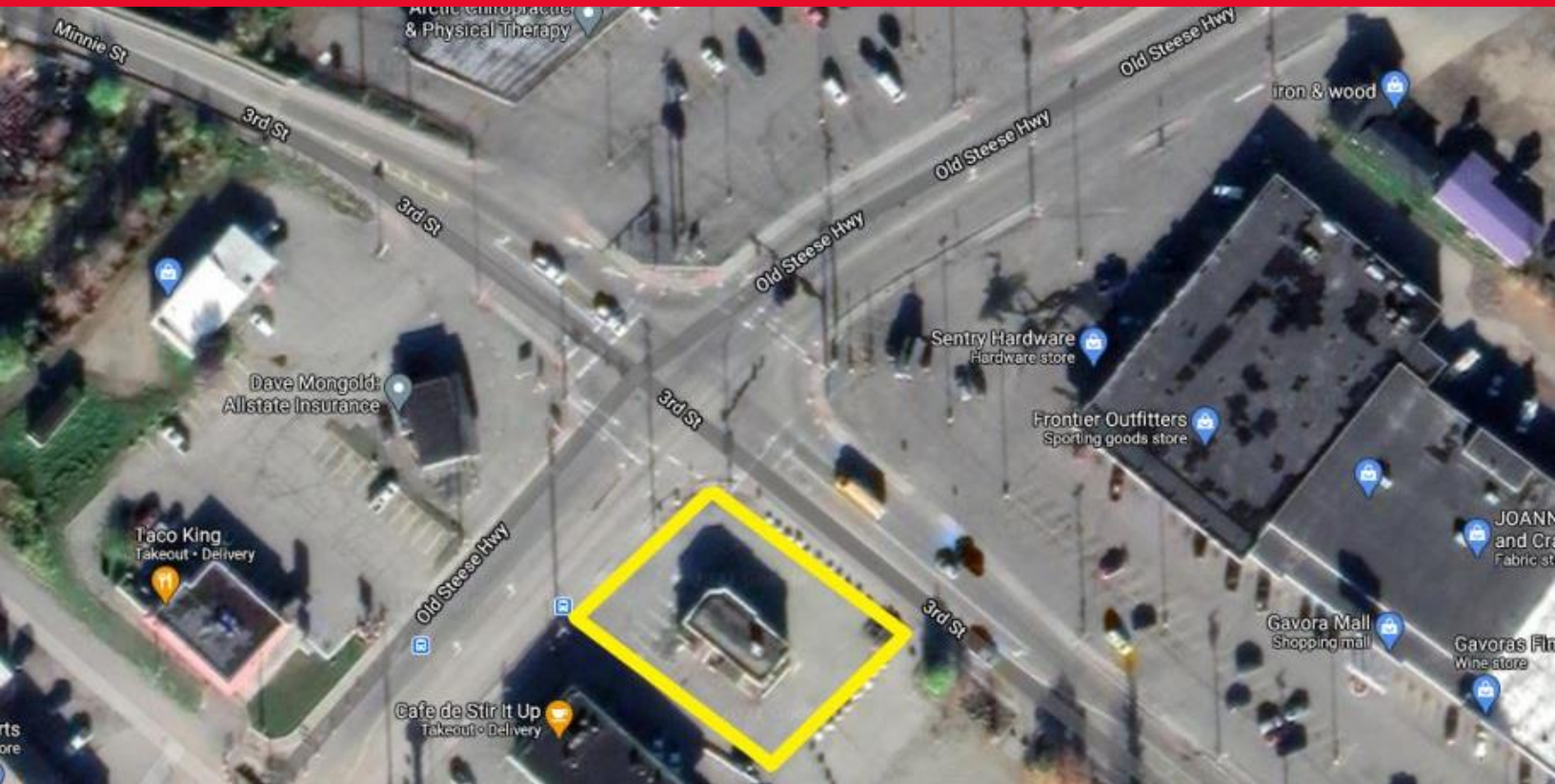




FOR SALE

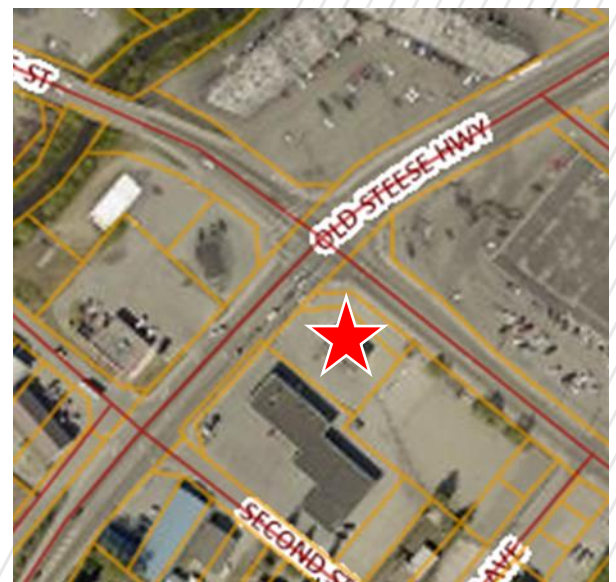
**205 3rd Street
Fairbanks, AK 99701**



PROPERTY HIGHLIGHTS

Excellent commercial location in the midst of intensive retail developments. Located at the corner of the Old Steese Highway and 3rd Street in Fairbanks, AK. The property possesses two full motion access-drives for good traffic flow. Surrounding businesses to include major chains and franchises such as Costco, Joann Fabrics, REI, Starbucks and Walgreens.

BUILDING SF	1,613	SIGNAGE TYPE	Building
LAND SF	15,754	1-MILE (POP.)	15,000
YEAR BUILT	1989	3-MILE (POP.)	35,000
PARKING	10 Spaces	MED. INCOME	\$75,000
TRAFFIC COUNTS	10,113 VPD	SPACE USE	Retail/Office



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FOR SALE

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PROPERTY FEATURES

Property contains a Hussman walk-in freezer and Hussman eight door walk-in cooler. A unisex bathroom, built in customer counter, and cabinetry /shelving along the South wall. Additional built-in shelving in rear storage room which also contains a triple stainless steel sink. Tile floors throughout the building with suspended florescent lighting units. The North and West walls have large glass windows that form a retail store-front with two retail entrances.



LEGAL INFORMATION

TAX PARCEL ID	0683124
2020 RE TAXES	\$10,426.16
ZONING	General Commercial



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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