

123 E. Fireweed Lane: OFFICE- RETAIL



149 E. Fireweed Lane: SMALL RESTAURANT



**BERKSHIRE
HATHAWAY**
HomeServices

Alaska Realty

COMMERCIAL DIVISION

LOTTIE MICHAEL, CCIM

Senior Vice President
F: (907) 646-3603
M: (907) 242-7603
E: lottiemichael@gci.net

MICHAEL JAMES

Vice President
F: (907) 646-3652
M: (907) 227-7520
E: jmamesak@gmail.com



FIREWEED & A STREET - SALE

\$1,550,000.00



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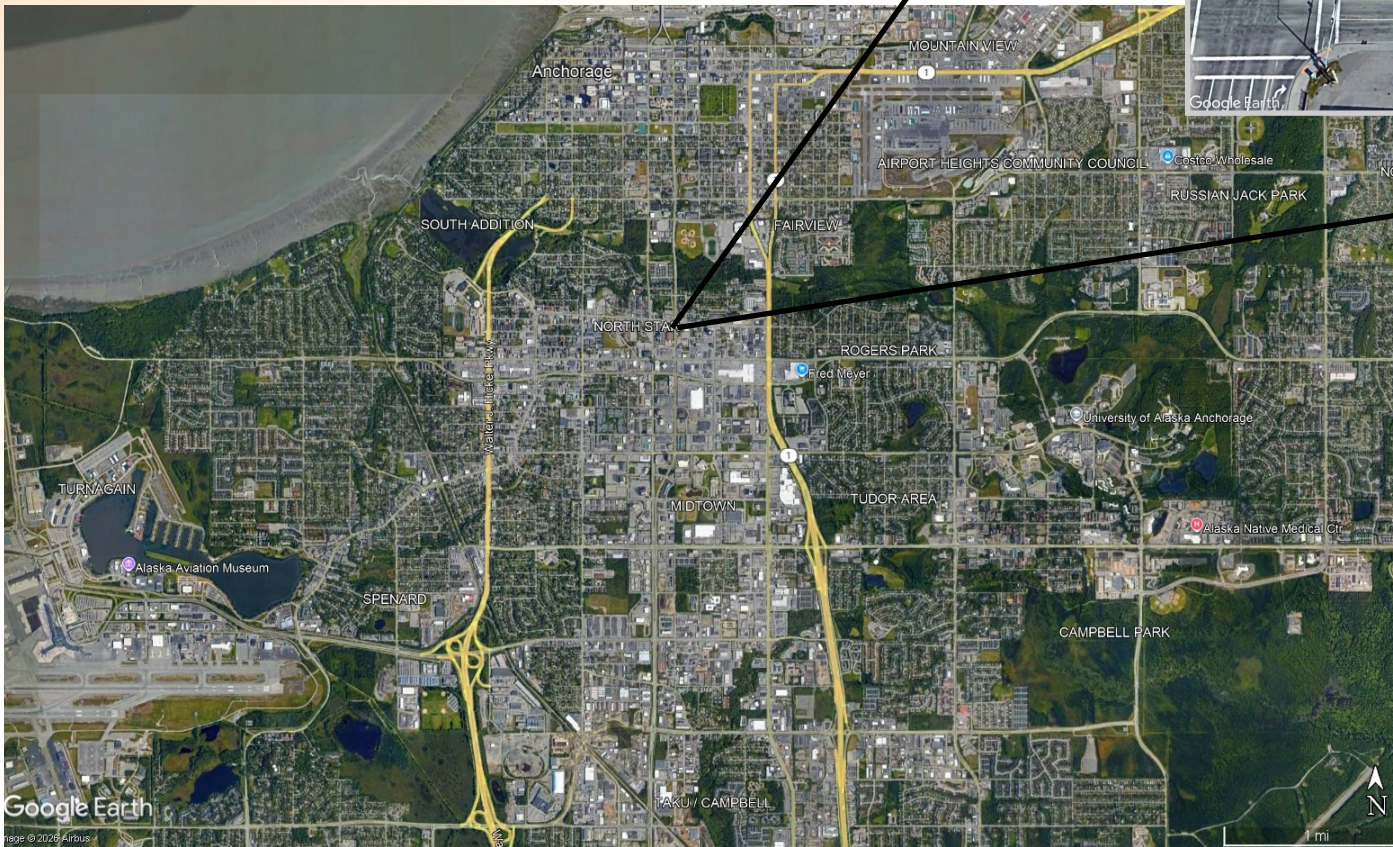
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TRAFFIC COUNTS	2024
	(Vehicles Per Day)
A Street	14,200
Fireweed Lane	5,950
Combined	20,150



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123 E Fireweed Ln



149 E Fireweed Ln

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PROPERTY DETAILS

Rare opportunity to acquire a combined 16,200 SF assemblage of two (2) adjacent B-3 zoned properties in Midtown. Offering includes: (i) 123 Fireweed – a 12,200 SF two-story office building and (ii) 149 Fireweed – a 4,000 SF former restaurant with walkout basement storage. Properties are offered together, providing excellent redevelopment, owner-user, or investment potential in a highly visible and centrally located corridor.

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LISTING SUMMARY

Address	123 East Fireweed Lane
Geographic Area	Anchorage
Legal	Lot 3A & 12 Rem, Block 6, Pearl V Smith
Current Lease	Formally Sleep Comfort By Nerlands
Structure	Two Story- Mixed Use Building
Building Sq.Ft.	12,200 SF / Floorplates of 6,100 SF each
Age	1969
Construction	Concrete block construction, gas fired boiler, baseboard and forced air.
Lot coverage	13,444 SF
Zoning	B-3 (General Business)
Parking	On-Site
Utilities	Electric - Chugach Natural Gas- Enstar Water/Sewer - AWWU

PROPERTY HIGHLIGHTS

123 E Fireweed

Site is located at the northeast corner of Fireweed Lane and A Street. The subject is a mixed-use two-story building measuring 12,200 SF (6,100 SF floorplates), zoned General Business. Excellent visibility, with access from Fireweed Lane and alley access off Barrow Street. Ample parking, located on both east and west sides of building.

Available ground floor unit provides approximately 4,000 SF of retail space along Fireweed. The 2nd floor offers multiple configurations for small offices of various sizes.

Rents are full service less janitorial, with tenants paying pass through for taxes and insurance - \$1.50/SF downstairs and \$1.35/ SF upstairs

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LISTING SUMMARY

Address	149 East Fireweed Lane
Geographic Area	Anchorage
Legal	Lot 1A, Block 6, Pearl V Smith
Current Lease	Leased - Ramen House
Structure	Two Story- Mixed Use Building
Building Sq.Ft.	4,000 SF / Floorplates of 2,000 SF
Age	1958
Construction	Wood frame construction, gas fired boiler, baseboard heat and
Lot coverage	14,006 SF
Zoning	B-3 (General Business)
Parking	On-Site
Utilities	Electric - Chugach Natural Gas- Enstar Water/Sewer - AWWU



PROPERTY HIGHLIGHTS

149 E Fireweed

Site is adjacent to office building, located at the northwest corner of Fireweed Lane and Barrow Street. The subject is a single story with full basement measuring 4,000 SF (2,000 SF floorplates), zoned General Business.

Building is on slope, with the main floor occupied by Ramen House restaurant facing Fireweed. Full basement available and provides approximately 2,000 SF of dry, heated, storage space, with walkout access and garage door on north side.

Basement storage rent is \$1.00/SF plus utilities.

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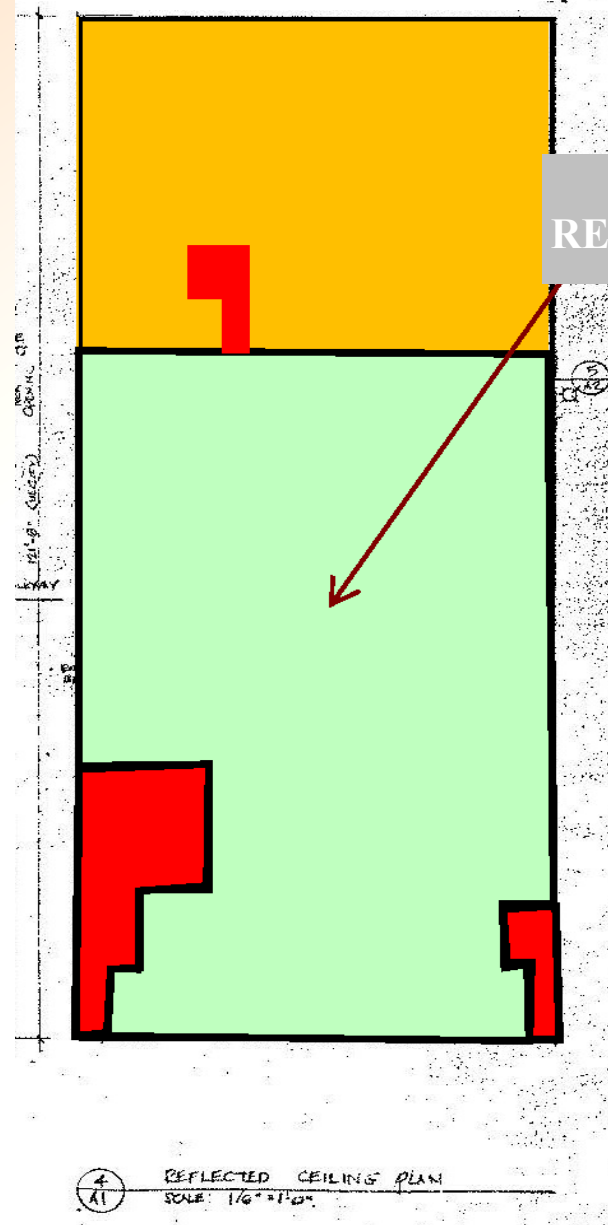
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-1st FLOOR-
RETAIL / OFFICE SPACE

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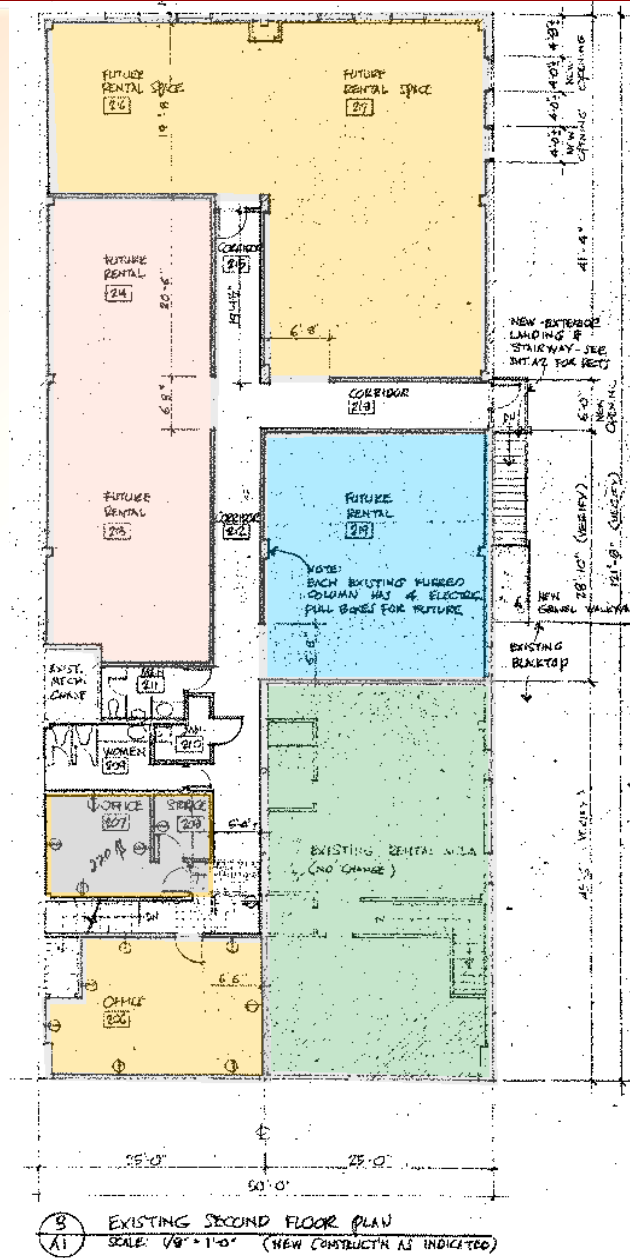
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**-2ND FLOOR-
OFFICE SPACE**



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