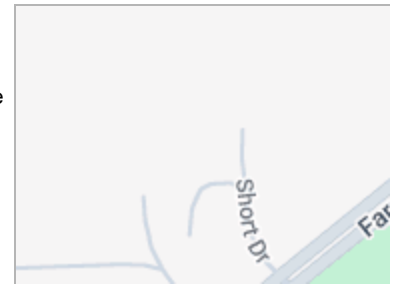


ALL FIELDS DETAIL



MLS # 156807
Class COMMERCIAL /INDUSTRIAL
Type BUILDING
Area RURAL FAIRBANKS
Asking Price \$325,000
Address 1744 FARMERS LOOP ROAD
Address 2
City Fairbanks
State AK
Zip 99709
Status ACTIVE
Sale/Rent For Sale
IDX Include Y

Lot Size .51-.99 ac
Approx. Sq. Ft. Unit 3,001-4,000
To Show Call Listing Licensee /Listing Office



GENERAL

Syndicate to Websites	Yes	VOW Address	Yes
VOW Comment	No	VOW AVM	No
Type of Service	Full Service	# of Parking Spaces	8
Restrooms	7.00	Licensee	Shawn Evans - Cell: 907-378-4791
List Team		Listing Office 1	ALASKA COMMERCIAL PROPERTIES - Office: 907-456-6008
Listing Licensee 2	Gary Evans - Cell: 907-460-0398	Listing Office 2	ALASKA COMMERCIAL PROPERTIES - Office: 907-456-6008
Subd. Township/Range	University West	Lot (Tax Lot)	2A
Block (Section)	NA	MLS Input Date	2/6/2025
Expiration Date	1/1/2026	Owner	N/A
Owner Phone		Year Built	1978
Zoning	General Commercial District	Zoning Overlay	N/A
Lot Sq. Ft.	41,001	Building Sq. Ft.	3914
# of Acres	0.940000	CCRs Y/N	No
Sign Y/N	Yes	Annual Gross Income	
Annual Expenses		Annual Net Op Income	
APOD Y/N		No. Living Units	
Off Market Date		Search By Map	
Tax ID		Update Date	2/6/2025
Status Date	2/6/2025	HotSheet Date	2/6/2025
Price Date	2/6/2025	Input Date	2/6/2025 9:19 AM
Land Status		Associated Document Count	6
Original Price	\$325,000	Cumulative DOM	0
Client Hit Count	1	Agent Hit Count	3
Directions	To the West end of Farmers Loop. See address.	Price Per SQFT	\$83.04
Owner Continued		Tax Parcel Continued A	
Tax Parcel Continued B		Tax Parcel Continued C	
Geocode Quality	Exact Match	Picture Count	1
Sold Price Per SQFT		Input Date	2/6/2025 9:19 AM
Update Date	2/6/2025 9:51 AM		

FINANCIAL

Incentives		Taxes	3805.28
Mill Rate	15.824	Internet Y/N	
Tax Parcel	651002	FNSB Map #	
HOA Dues/Mo.	3805.28	Assessments Y/N/UNK	Yes
Min. Earnest Money	10000	Possession	Recording
Short Sale (Y/N)	No	REO (Y/N)	No

SOLD STATUS

How Sold		Contract Date	
Closing Date		Sold Price	
Selling Licensee 1		Sell Team	
Selling Office 1		Selling Office 2	

SOLD STATUS

Selling Licensee 2	Selling Licensee 3
Selling Office 3	Additional Comments

REMARKS

Remarks What an amazing property. It was built to accommodate an assisted living facility. All the finishes are beautiful high end. The design is modern with clean lines. There are five bedrooms all with their own bathrooms. The kitchen is equipped with a gas stove. Light floods in the living room from the South facing windows. There are 2 separate rooms that would be for office. This extraordinary property would work for assisted living, child care, a small beginners church, or a BNB or for a family. Its minutes from UAF. Purpose built assisted living home (5) Resident Rooms + attached administrators apartment. (7) Bathrooms (2)Kitchens (6) Bedrooms (2)Laundry Rooms Slab Heat/HRV/Water Well/ Septic Vacant Water damage to foundation current insurance litigation.

ADDENDUM

Addendum

SHOWINGASSIST INSTRUCTION

ShowingAssist Instruction Call Listing Office for Appointment.

DISCLAIMER

This information is not guaranteed. Interested parties are advised to independently verify this information through personal inspection or with appropriate professionals.