

INFINITY COMMERCIAL REAL ESTATE GROUP LLC

# MIXED-USE BUILDING FOR SALE

315 E Street Anchorage, AK 99501



**FOR SALE**

**ALBERT**  
Circosta, SIOR  
(907) 230-3638

**VANESSA**  
Stadler-Swanson, MBA  
(907) 231-1891



INFINITY COMMERCIAL  
REAL ESTATE GROUP

**Albert Circosta, SIOR**

**OWNER & BROKER**

INFINITY COMMERCIAL REAL ESTATE GROUP LLC  
albert@alaskabrokerage.com  
(907) 230-3638

**Vanessa Stadler-Swanson, MBA**

**COMMERCIAL LICENSEE**

INFINITY COMMERCIAL REAL ESTATE GROUP LLC  
vanessa@alaskabrokerage.com  
(907) 231-1891

# PROPERTY DETAILS



- Price: \$3,900,000
- Gross Building Area: 17,248 square feet
- Zoning: B-2B, Central Business District
- Built in 1971 with major building renovations to all of the suites in 2016
- Legal Description: Original Lot 2B, Block 24 A

315 E Street Anchorage, Alaska is a two story mixed-use building, outlined above. The first floor has two owner occupied suites with offices, storage and a theater. Located inside one of the suites is a large walk-in vault from when the building was previously a bank. There is a 600 square foot garage/storage building under the covered walkway on the northside of the building, built in 2016. The second floor has three suites consisting of two Airbnb suites and the restaurant Tequila 61.

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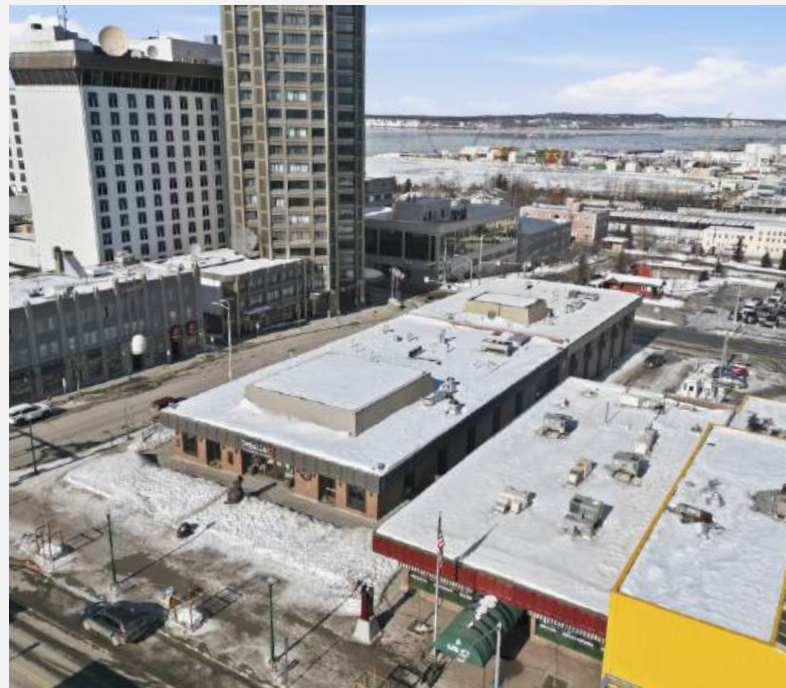
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# EXTERIOR PHOTOS



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# SURROUNDING BUSINESSES



**Albert Circosta, SIOR**

**OWNER & BROKER**

INFINITY COMMERCIAL REAL ESTATE GROUP LLC

albert@alaskabrokerage.com

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**Vanessa Stadler-Swanson, MBA**

**COMMERCIAL LICENSEE**

INFINITY COMMERCIAL REAL ESTATE GROUP LLC

vanessa@alaskabrokerage.com

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These statements and the information herein is based upon information furnished by the principals, municipalities, institutions, State of Alaska, and other 3rd party sources and for which we assume no responsibility. Some building dimensions and sizes are approximated and should be independently measured by the recipient. All information should be verified by the recipient.

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**Albert Circosta, SIOR**

**OWNER & BROKER**

INFINITY COMMERCIAL REAL ESTATE GROUP LLC  
albert@alaskabrokerage.com  
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**Vanessa Stadler-Swanson, Associate**

**COMMERCIAL LICENSEE**

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THE STATE

of

ALASKA

Department of Commerce, Community, and Economic Development

Division of Corporations, Business and Professional Licensing

Real Estate Commission

550 West 7th Avenue, Suite 1500, Anchorage, AK 99501

Phone: (907) 269-8160

Email: RealEstateCommission@Alaska.Gov

Website: ProfessionalLicense.Alaska.Gov/RealEstateCommission

Alaska Real Estate Commission Consumer Disclosure

This is not a contract. This disclosure, as required by law, outlines the obligations of the Licensee to the Consumer and does not obligate the Consumer to the Licensee. This disclosure outlines the duties of the types of Licensee relationships identified by Alaska State law. (AS 08.88.600 - 08.88.695). The Consumer understands that they will be working with the Licensee under the relationship initialed below:

Table with 2 columns: Specific Assistance and Representation. Each column contains a description of the relationship type and a list of duties owed to the consumer. Includes fields for Consumer Initials and Date.

Neutral Licensee

Alaska Law allows for a Licensee to assist the Seller/Lessor AND the Buyer/Lessee in a real estate transaction. It is understood that a Neutral Licensee is NOT Representing either party and duties are limited. Duties owed to the Consumer by a Neutral Licensee include:
a. All duties owed by the Licensee providing Specific Assistance;
b. Duties a, b, c, d, and e, owed by the Licensee providing Representation; and
c. Not disclosing the terms or the amount of money the Consumer is willing to pay or accept for a property if different than what the Consumer has offered or accepted for a property.
Consumer Initials: \_\_\_\_\_ / \_\_\_\_\_ Date: \_\_\_\_\_ (Must attach Waiver of Right to be Represented)

Duties Not Owed by Licensee

AS 08.88.630 - Duties not owed by licensee. Unless agreed otherwise, a real estate licensee does not owe a duty to a person with whom the licensee has established a licensee relationship to
(1)conduct an independent inspection of the real estate that is the subject of the licensee relationship;
(2)conduct an independent investigation of a person’s financial condition; or
(3)independently verify the accuracy or completeness of a statement made by a party to a real estate transaction or by a person reasonably believed by the licensee to be reliable.

**Acknowledgement:** The below Consumer has read the information provided in the Alaska Real Estate Disclosure and understands the different types of relationships available by an Alaska Real Estate Licensee. For full description of Licensee Relationships refer to AS 08.88.600 - 08.88.695.

<b>Brokerage Name:</b>	InfintyCommercialRealEstateGroupLLC				
<b>Licensee Name:</b>	Albert Circosta	<b>Signature:</b>		<b>Date:</b>	
<b>Consumer Name:</b>		<b>Signature:</b>		<b>Date:</b>	
<b>Consumer Name:</b>		<b>Signature:</b>		<b>Date:</b>	

An addendum \_\_\_ IS \_\_\_ IS NOT attached. If more than one Licensee is involved, a Consumer Disclosure Addendum shall be attached naming all Licensees and specifying the relationship.

**–THIS CONSUMER DISCLOSURE IS NOT A CONTRACT –**



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Website: [ProfessionalLicense.Alaska.Gov/RealEstateCommission](http://ProfessionalLicense.Alaska.Gov/RealEstateCommission)

## Alaska Real Estate Commission Consumer Disclosure Addendum

This form shall be attached to the Alaska Real Estate Commission Consumer Disclosure if there is more than one licensee in a relationship with the Consumer, in a single transaction.

**Relationship(s) MUST be indicated for each Licensee listed below.**

Specific Assistance without Representation = S

Representation = R

Neutral Licensee Relationship = N\*

\*If Neutral, the Waiver of Right to be Represented form (#08-4212) must be attached for each Licensee.

Additional Licensees			Relationship		
Name	Signature	Date	S	R	N*
Vanessa Stadler-Swanson					

**TEAMS:** If the aforementioned licensee(s) are a part of a team, the team name shall be listed below. The Consumer understands that the team below is NOT acting as a brokerage. "Team" means two or more Licensees within the same brokerage who work together as one unit under a collective name and provide services or perform activities that require a professional license in real estate.

Brokerage Name:

Team Name:

**Acknowledgement:** The below Consumer has read the information provided in the Alaska Real Estate Disclosure and understands the different types of relationships available by an Alaskan Real Estate Licensee. The Consumer further understands that the duties owed by a Licensee are limited by the relationship indicated.

Consumer Name:		Signature:		Date:	
Consumer Name:		Signature:		Date:	

**-THIS CONSUMER DISCLOSURE IS NOT A CONTRACT -**