

FOR SALE

DUTCH HARBOR, ALASKA

\$3,275,000 - 12.5% CAP Rate

179 Gilman Road
Located adjacent to UniSea

Retail Space – Office Space
Inside Storage



DUTCH HARBOR MALL PARKING ONLY

FCA DO NOT BLOCK DRIVEWAY

SPACE AVAILABLE

DUTCH HARBOR MALL

Harbor Mall Mall Fishing Company & Gift Shop		
Hair Plus Salon	Alaskan Vision Clinic	Dutch Harbor Dental Clinic
J & J Boutique	Caroline Reed Art & Framing	Imagelife Smoothing Service

25,285 sf Building Total

7,376 sf Available

Space size range from 189 sf – 2,828 sf

Fee simple lot - 52,931 sf

www.zelenergroup.com

Chad Myers (907)715-4230 or (907)278-7236

chad@zelenergroup.com



ZELENER GROUP LLC
INVEST • DEVELOP • MANAGE

PROPERTY OVERVIEW

BUILDING TENANTS

This property is an excellent choice for an owner user or investment with a variety of space options. The building is improved with individual office and retail spaces on the second floor. First floor has open layouts to accommodate office suites, retail shops and warehousing/storage availability. The flexibility of the property historically has accommodated many local shops and offices in Dutch Harbor such as the fishing industry, state government, construction, tax services, clothing stores, art and framing, hair salon, dental practice, vision clinic, etc. Past and current tenants that have occupied space within the Dutch Harbor Mall: State of Alaska, OptimEra, Cummins Inc., Dutch Harbor Dental Clinic, Aleutian Vision Clinic, KCL merchandise store, Carolyn Reed Art & Framing Boutique, Immigration Consulting Service, Diadie Diakhite's clothing shop, Hair Plus Beauty Salon, USAFV, Unalaska Reformed Church, Jango Jim's merchandise store, Solid Rock Construction, and Arctic Office Supply.

BUILDING LOCATION DETAILS,

This multi-use building has a wide variety of tenants and services. The location attracts many customers through the facility from personal services to gift buying. The location is at the crossroads to downtown Unalaska, across from the town's "Sports Bar". On a nice day you would be within walking distance of several restaurants, a hardware store and Western Union services. The large parking lot is accommodating for your staff and your visiting customer needs.

RECENT UPGRADES TO THE BUILDING DETAILS

Over the past 10-years the building has undergone many upgrades. The building has a redundant heating system with the multiple boiler system the building can be run on either boiler, one boiler was replaced in 2013 and the second boiler was replaced in 2020. The restrooms were remodeled within the past 10-years along with new carpet / paint in several suites and common areas throughout the second floor. All of the second floor has been converted to LED lighting. The TPO roofing system was installed in 2013 and has been well maintained ever since. The exterior of the building was repainted about 7-years ago. The spaces can be custom renovated for the use of your unique business.

PROPERTY DETAILS

Dutch Harbor Mall that is located on a 52,931 SF parcel. The underlying land is owned fee simple, which is rare as most improved parcels in Dutch Harbor are located on leased sites. The improvements include a two-story, wood frame retail/office building built in approximately 1971. Originally, the gross building area is 25,285 SF and the rentable area is 24,599 SF. Since the 2011 sale, the owner has spent over \$621,800 in capital improvements.

BUILDING CONDITION / RECENT UPGRADES

Land Size: 1.22 acres

Building Size: 25,285 SF

Year Built: 1971

Heating Type: Heating Oil

Foundation: Poured Concrete

Floors: Two-story

Structure: Wood Frame

Roof: TPO roof system

Ceiling Height: 10'

Sprinklers: Wet Type

Zoning: General Commerical

The structure is of good quality and has undergone numerous upgrades since the purchase of the property in 2011. A brief summary of the capital improvements are listed below. As shown capital improvements total approx. \$621,800. The largest item is the Exterior refurbishing and new roof installed in 2012 the total cost approx. \$164,100. In addition, for 2012 the boiler upgrade, two new diesel boilers installation cost approx. \$121,600; in 2020 Boiler #2 was replaced approx. cost 37,800. Over the past 10-years we have renovated several Tenant spaces cost approx. \$168,000. The common area hallways and restrooms were upgraded with new paint, carpet and LED lighting cost approx. \$92,700. Total land improvements over the past 10-years cost approx. \$33,300.

Interior BLDG improvments	\$92,700
Exterior BLDG improvments	\$164,100
Tenant Improvments	\$168,000
Boiler upgrades	\$163,700
Land Improvements	\$33,300
Total	\$621,800

PHOTOS



PHOTOS



North view from Gilman Way



Northwest view from Captains Lane



Northeast view of front of building



Southeast view of north side of subject



Back side of property



East view of front of building

INSIDE PHOTOS



First floor exterior walkway



Second floor hallway



Another second floor hallway photo



Second floor restroom

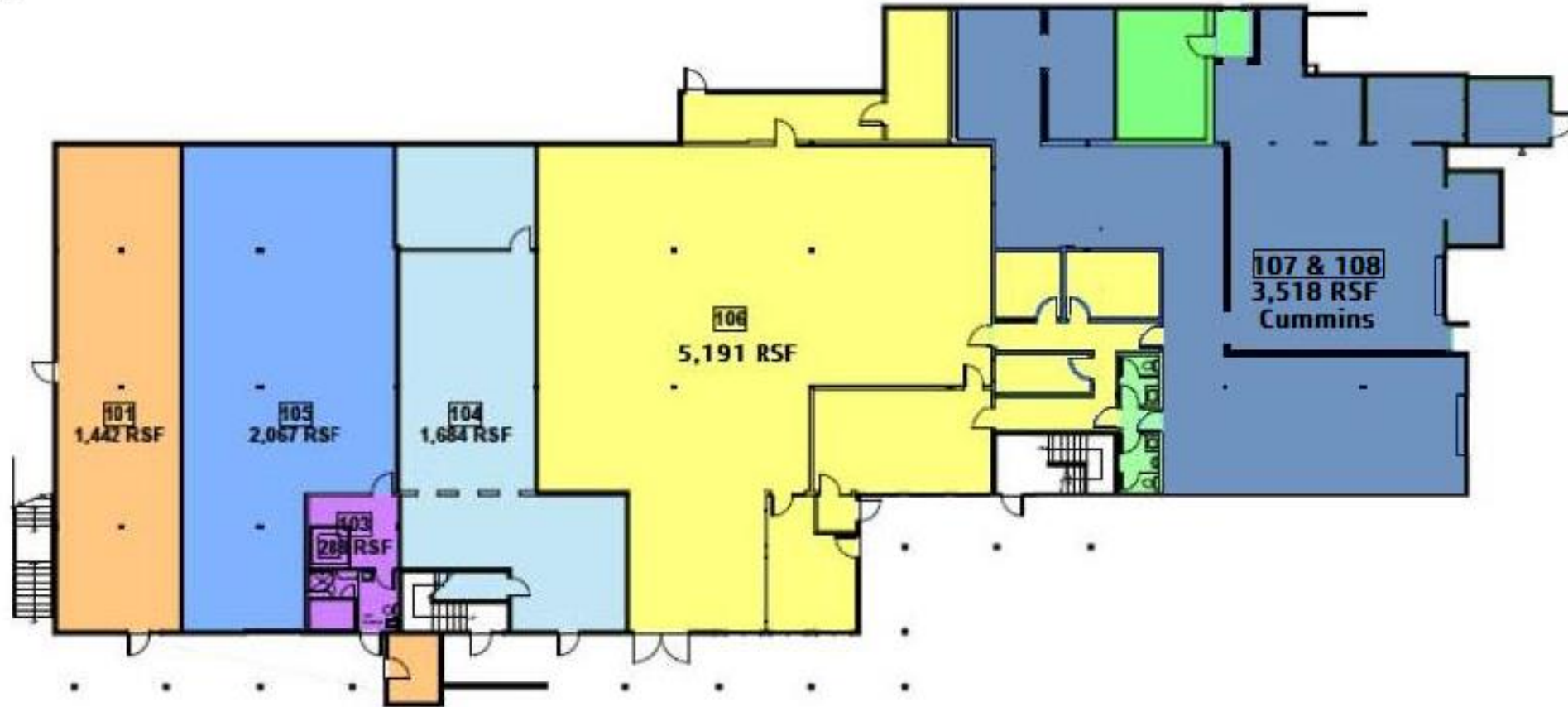


Suite 212 office

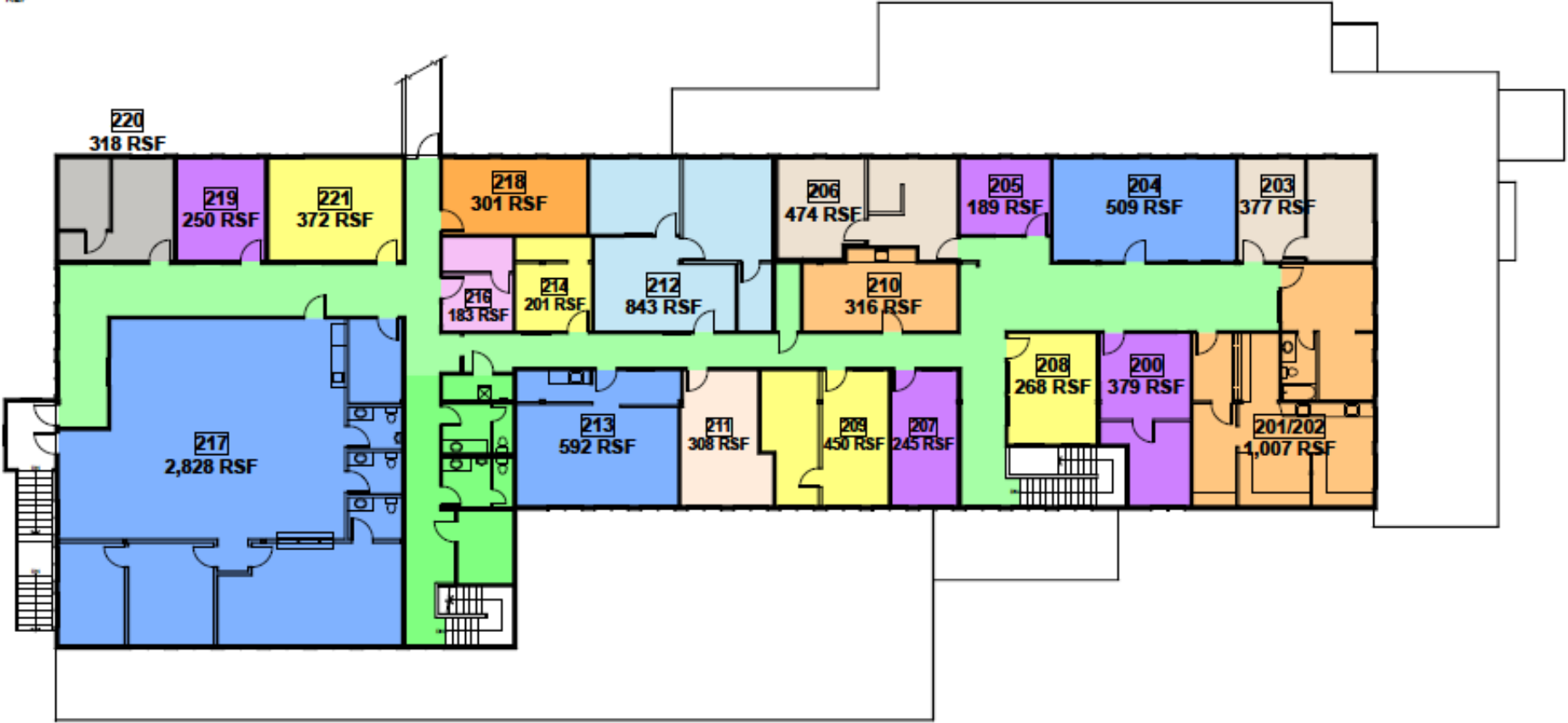


Suite 206

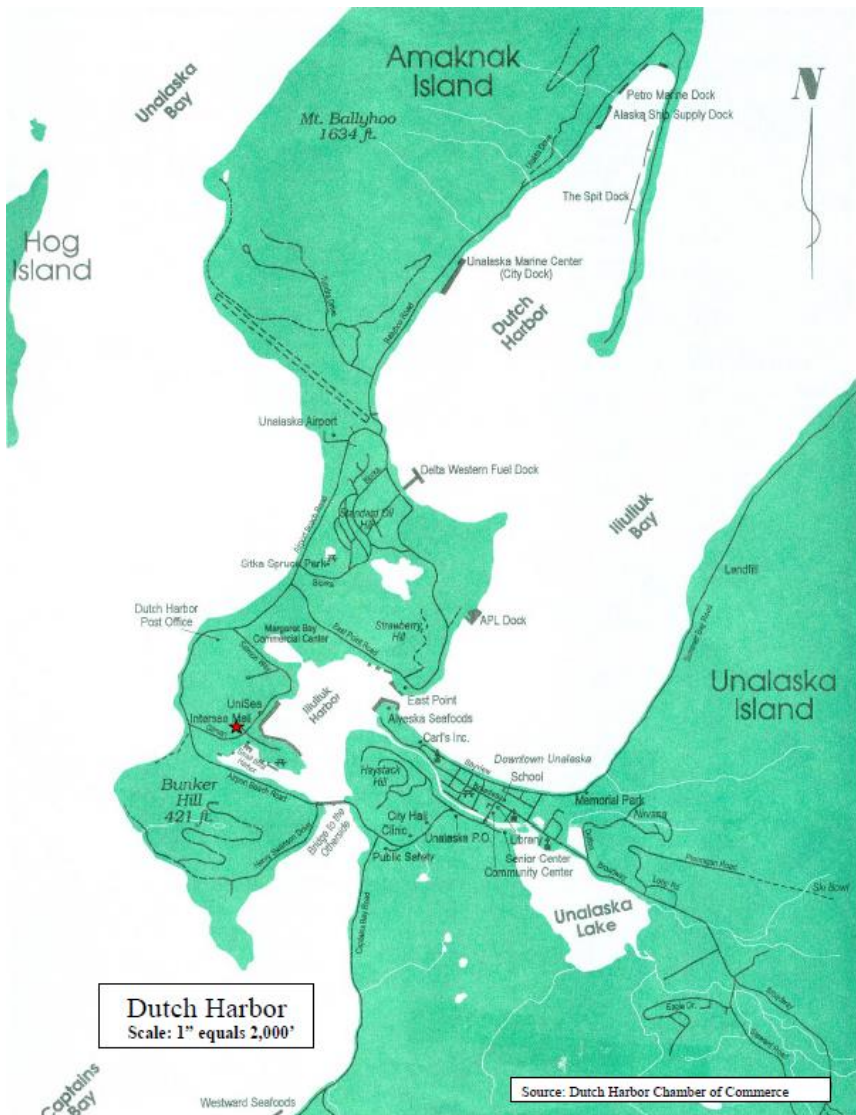
1ST FLOOR PLAN



2ND FLOOR PLAN



LAND SURVEY



LEGEND

- - PRIMARY MONUMENTS FOUND THIS SURVEY
- - 3/4" ALUMINUM MONUMENTS SET THIS SURVEY
- - MARKS FOUND THIS SURVEY
- - MARKS W/ PLASTIC CAP SET THIS SURVEY
- () - MONUMENT DATUM FROM PLAT 000-7, A.L.S.D.
- [] - MONUMENT DATUM FROM PLAT 00-4, A.L.S.D.

Typical MET MONUMENT (See 0446)

Typical Plastic Cap

GSA Parcel 1
P-85-4

Lot 1
52,931 Sq. Ft.

ROW Dedication
1236 Sq. Ft.

Cilman Road

Lot 2

Marineways - Unisca Subdivision
P-0002-7

ATS 808
P-89-9

CERTIFICATE OF OWNERS and DEDICATION

I HEREBY CERTIFY THAT I AM (WE AND THE OFFICERS) PROPERTY OWNER AND REGISTERED OWNER AND THAT I (WE) IN THIS PLAT OF PROPERTY AND DEDICATE ALL RIGHTS IN PUBLIC IDEAS TO THE PUBLIC, AND SUBJECT TO THE USE

NOTARY'S ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN BEFORE ME THIS 21st DAY OF February, 2006

FOR Eileen M. Gilman

TAX CERTIFICATE

I HEREBY CERTIFY THAT NO TAX LIABILITY IS CURRENTLY PROPERTY SHOWS THEREAS.

Gilman Road R.A.P.

A reestablishment of Tract A, Intercom Mall Plat 88-4, Aleutian Islands Recording District

Located within unincorporated Section 3, T10S, R10E, Alaska

Containing 1.00 ac.

SEGESSER SURVEYS
30405 Rosland St.
Subotna, AK 99569

JOB NO. 03004 SHEETS 11-22
SURVEYED April 2000 SCALE 1" = 2'
FIELD BY 00-2 SHEET 1 of 1

AERIAL PHOTO

