



Industrial Property For Sale

Danna Way Business Center

276 East Danna Avenue, Wasilla, AK 99654

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Elevate Commercial

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Elevate Commercial in compliance with all applicable fair housing and equal opportunity laws.

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PROPERTY INFORMATION

Section 1

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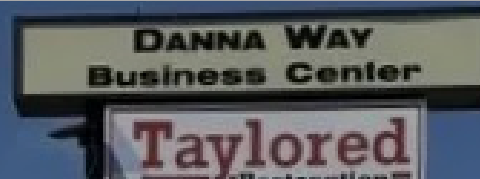
PROPERTY DESCRIPTION

This fully leased five-unit industrial property presents an outstanding opportunity to acquire a stabilized investment in the heart of Wasilla's commercial core. Offering more than 11,000 square feet of leasable space on 0.81 acres, the property is 100% occupied with multi-year leases, providing immediate cash flow and long-term income stability.

The building has been recently renovated throughout all units and features 16-foot clear heights, 14' x 12' overhead doors, and city water and sewer, making it well-suited for a variety of industrial and commercial tenants. Offered at an 8.5% cap rate, this well-maintained asset combines strong in-place income, quality construction, and a prime commercial location, making it an excellent addition to an investor's portfolio.

OFFERING SUMMARY

Sale Price:	\$1,475,000
Number of Units:	5
Building Size:	11,062 SF
NOI:	\$125,800.00
Cap Rate:	8.53%



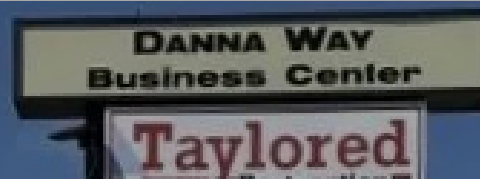


LOCATION DESCRIPTION

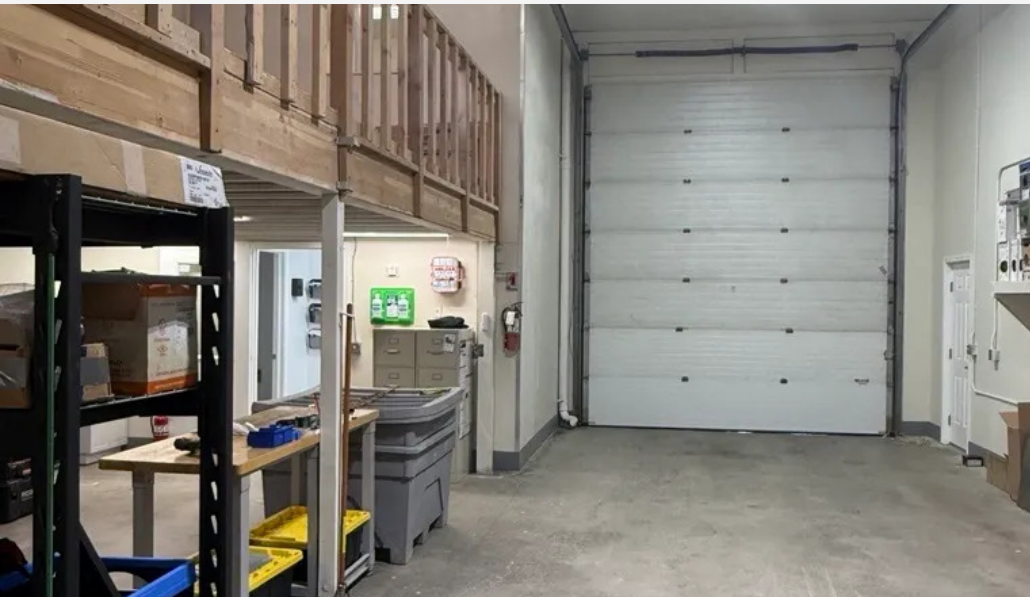
Located in the heart of Wasilla's established commercial core, 276 E Danna Avenue offers excellent access to the Mat-Su Valley's primary business district. The property's central location provides convenient connectivity to the Parks Highway and Palmer-Wasilla Highway, allowing tenants and service providers to efficiently reach customers throughout the region.

Surrounded by a diverse mix of industrial, commercial, retail, and service businesses, this location benefits from Wasilla's continued economic growth and strong demand for quality industrial space. Its proximity to major transportation corridors, suppliers, and population centers supports a wide range of commercial users, making it an attractive long-term location for industrial tenants.

As the Mat-Su Borough continues to experience residential and commercial expansion, properties in this established commercial corridor remain well-positioned for sustained occupancy and investment stability. For investors seeking dependable cash flow in one of Alaska's most active commercial markets, this location offers both immediate performance and long-term value.



Complete Highlights



BUILDING INFORMATION

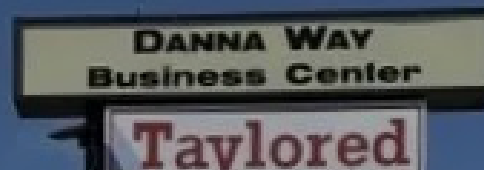
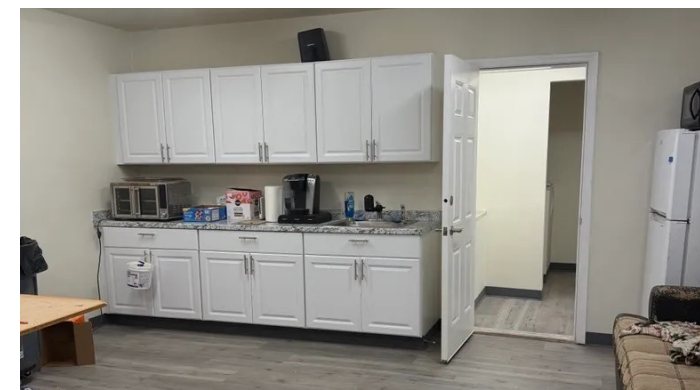
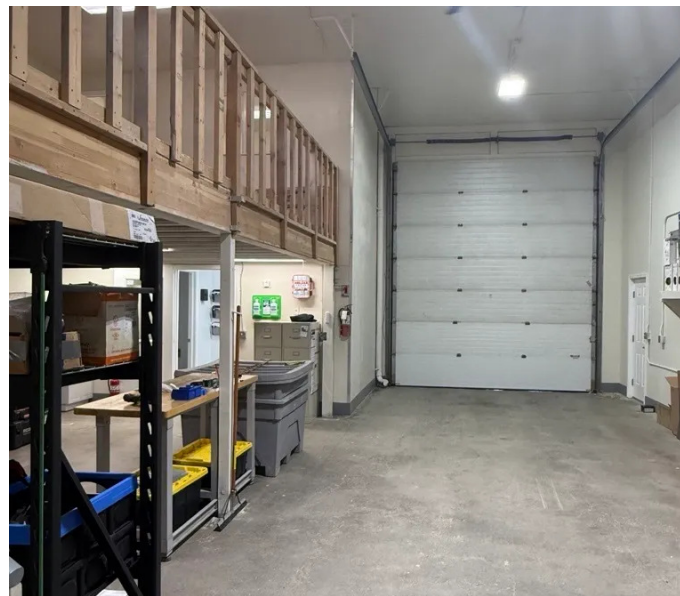
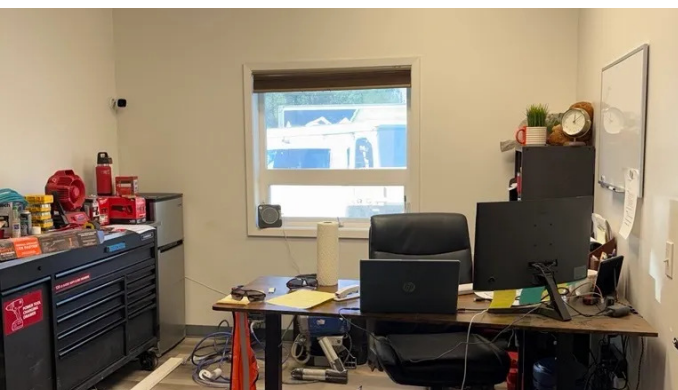
NOI	\$125,800.00
Cap Rate	8.53%
Occupancy %	100.0%
Tenancy	Multiple - 5 units

PROPERTY HIGHLIGHTS

- 100% occupied with multi-year leases — Immediate, dependable rental income.
- 8.5% capitalization rate — Attractive returns for investors seeking cash-flowing assets.
- Five industrial units — Diversified tenant mix reduces vacancy risk.
- Recently renovated throughout — Lower maintenance requirements and enhanced tenant retention.
- 16-foot clear heights & 14' x 12' overhead doors — Functional industrial design suitable for warehouse, contractor, and light manufacturing users.
- Commercial zoning with city utilities — Supports long-term usability and tenant demand.
- Prime Wasilla location — Positioned within the Mat-Su Valley's primary commercial corridor.



Additional Photos



LOCATION INFORMATION

Section 2

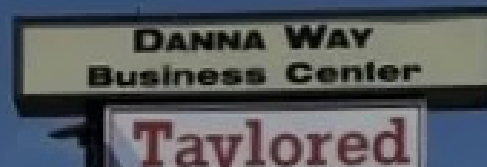
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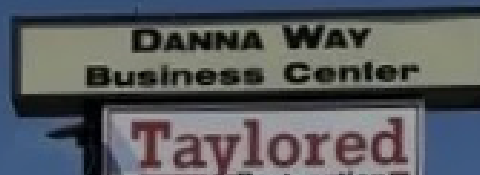
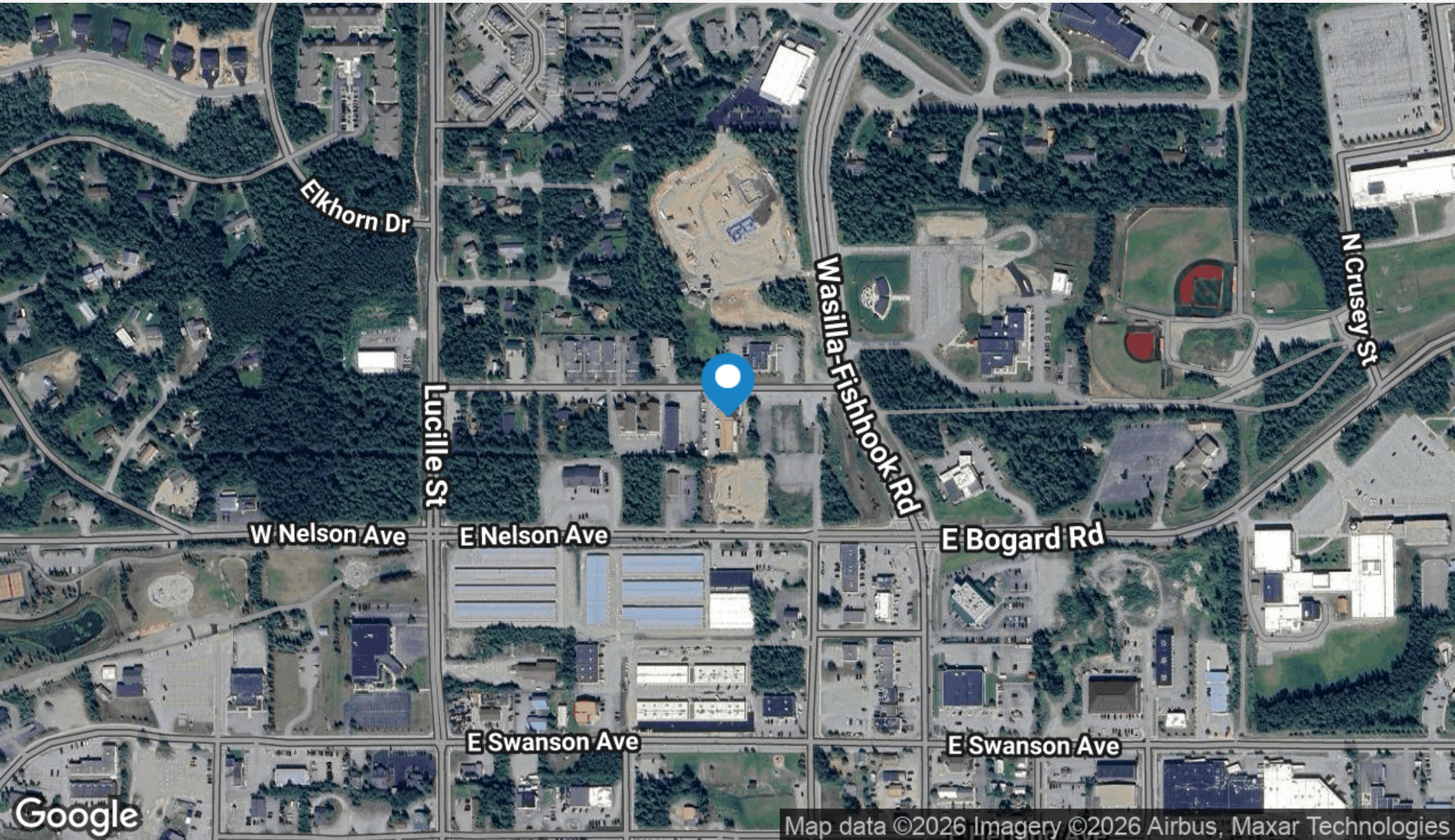
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Regional Map







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:

Specific Assistance	Representation
<p>The Consumer is receiving Specific Assistance without Representation. The Licensee does not represent the Consumer. Rather, the Licensee is simply responding to requests for information, and the Licensee may "Represent" another party in the transaction while providing you with Specific Assistance. Unless you and the Licensee agree otherwise, information you provide the Licensee is not confidential. Duties owed to the Consumer by the Licensee include:</p> <ul style="list-style-type: none"> a. Exercise of reasonable skill and care; b. Honest and good faith dealing; c. Timely presentation of all written communications; d. Disclosing all material information known by the Licensee regarding the physical condition of a property; and e. Timely accounting of all money and property received by the Licensee. <p>Consumer Initials: _____ / _____ Date: _____</p>	<p>The Licensee represents only the Consumer(s) listed in this disclosure unless otherwise agreed to in writing by all Consumers in a transaction. Duties owed to the Consumer by the Licensee include:</p> <ul style="list-style-type: none"> a. All duties owed by the Licensee providing Specific Assistance; b. Not intentionally taking actions which are adverse or detrimental to the Consumer; c. Timely disclosure of conflicts of interest to the Consumer; d. Advising the Consumer to seek independent expert advice if a matter is outside the expertise of the Licensee; e. Not disclosing confidential information during or after representation without written consent of the Consumer unless required by law; and f. Making a good faith and continuous effort. <p>Consumer Initials: _____ / _____ Date: _____</p>

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 License 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.

Brokerage Name:					
Licensee Name:		Signature:		Date:	
Consumer Name:		Signature:		Date:	
Consumer Name:		Signature:		Date:	

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 –



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 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*

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 –