

**OFFERED FOR SALE**  
SSS COMMERCIAL REAL ESTATE

# 1007 W 32nd Avenue Anchorage, Alaska 99503

B3 Site with Existing Improvements |  
Redevelopment Opportunity



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Anchorage | Mat-Su | Statewide



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## Property Overview

1007 W 32nd Avenue Anchorage, AK  
Flexible B3 Site with Existing Improvements  
*High-Security, Low Visibility*

## Building Sizes

7,200 SF Metal Building | 2,400 SF Warehouse

This 3.34-acre site, zoned B3 General Business, offers a secure and functional layout in a well-established Spenard location. The property includes two existing structures: a 7,200 square foot metal building in need of renovation and a 2,400 square foot warehouse in fair condition featuring a 12'x12' overhead door.

The site is fully fenced and well-suited for contractor yard use, equipment storage, or redevelopment. The layout allows for efficient access, circulation, and secure operations within the property boundaries.



## Easement

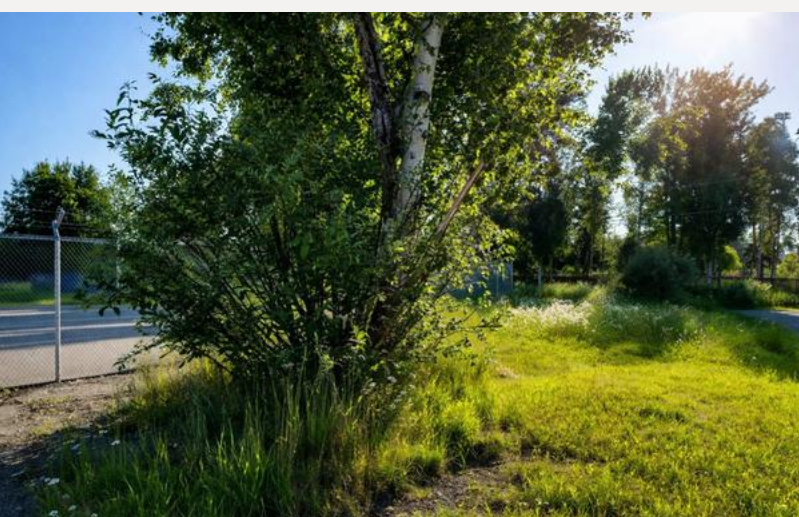
A communication tower, satellite dish, and related equipment remain on site under a perpetual easement. The easement holder is responsible for their proportionate share of taxes and maintenance. No income from the tower will transfer with the sale.

## Showings

Tours by appointment only,  
Call Stewart Smith: 907-727-8686



**Price: \$1,500,000**









**MUNICIPALITY OF ANCHORAGE  
PLANNING AND ZONING COMMISSION  
RESOLUTION NO. 2023-023**

A RESOLUTION RECOMMENDING APPROVAL OF A ZONING MAP AMENDMENT FOR ONE PARCEL CONTAINING APPROXIMATELY 3.3 ACRES FROM B-3 SL (GENERAL BUSINESS WITH SPECIAL LIMITATIONS) DISTRICT TO REVISE THE SPECIAL LIMITATIONS WITHIN TOWNSHIP 13N RANGE 4W SECTION 25 S2NE4NE4 PARCELS 1-28,1-34,1-27, GENERALLY LOCATED NORTH OF WEST 32<sup>ND</sup> AVENUE, EAST OF SPENARD ROAD, SOUTH OF WEST 30<sup>TH</sup> AVENUE, AND WEST OF NORTH STAR STREET, IN ANCHORAGE.

(Case 2023-0131; Tax I.D. No. 010-016-12-000)

WHEREAS, a request has been received from AWN Tower Company, LLC, owner, and their representatives for a zoning map amendment for one parcel containing approximately 3.3 acres from B-3 SL (General Business with Special Limitations) District to revise the special limitations within Township 13N Range 4W Section 25 S2NE4NE4 Parcels 1-28,1-34,1-27, generally located north of West 32nd Avenue, east of Spenard Road, south of West 30<sup>th</sup> Avenue, and west of North Star Street, in Anchorage, in Anchorage, and

WHEREAS, notices were published, posted, and mailed, and a public hearing was held on December 4, 2023.

NOW, THEREFORE, BE IT RESOLVED by the Anchorage Planning and Zoning Commission that:


- A. The Commission makes the following findings of fact:
1. This request meets all rezoning approval criteria as required by Anchorage Municipal Code (AMC) 21.03.160E.
  2. There was no public testimony for this request, with no objections from the public or reviewing agencies.
  3. The applicant's proposed development would meet the Title 21 and Title 23 requirements, most likely without a variance.
  4. The petitioner had a good public involvement process.
  5. In the event the towers are removed, the site would be suitable for residential mixed-use development.
- B. The Commission recommends APPROVAL of the zoning map amendment from B-3 SL (General Business with Special Limitations) District to revise the special limitations to add self-storage and residential mixed-use as permitted uses, and to add the following additional special limitation: "Nonresidential uses within the district shall be subject to the dimensional standards of the R-3 District".

Planning and Zoning Commission  
Resolution 2023-023  
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PASSED AND APPROVED by the Anchorage Planning and Zoning Commission on the 4th day of December, 2023.

ADOPTED by the Anchorage Planning and Zoning Commission this 11th day of December, 2023. This written decision/resolution of the Planning and Zoning Commission is final.

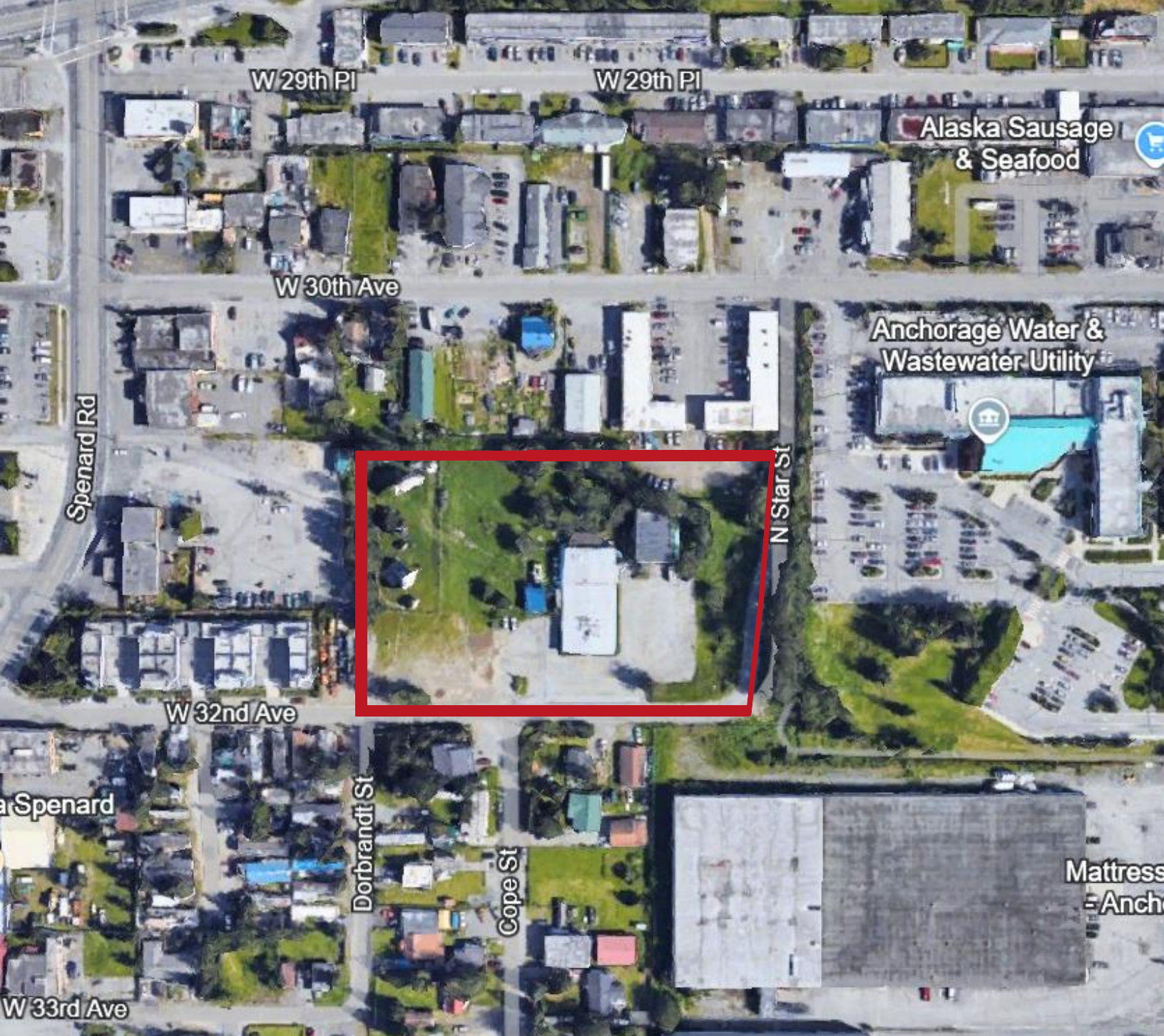
  
\_\_\_\_\_  
Craig H. Lyon  
Secretary

  
\_\_\_\_\_  
Andre Spinelli  
Chair

(Case 2023-0131; Tax I.D. No. 010-016-12-000)







# Stewart Smith

BROKER | REALTOR®  
SSS Commercial Real Estate

12521 Mountain Village Drive  
Suite B PMB 727  
Wasilla, Alaska 99654

✉ [stewart@stusell.com](mailto:stewart@stusell.com)

☎ 907-727-8686

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*High-Security, Low Visibility*

# Disclaimer

SSS Commercial Real Estate

The information contained herein has been obtained from the Municipality of Anchorage, Mat-Su Borough, and other public and private sources deemed reliable; however, its accuracy is not warranted or guaranteed.

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This offering is subject to errors, omissions, prior sale or lease, and withdrawal from the market at any time without notice.

This packet is solely the property of Stewart Smith of SSS Commercial Real Estate and is intended for the recipient's use in evaluating the subject property.