

**FOR SALE**

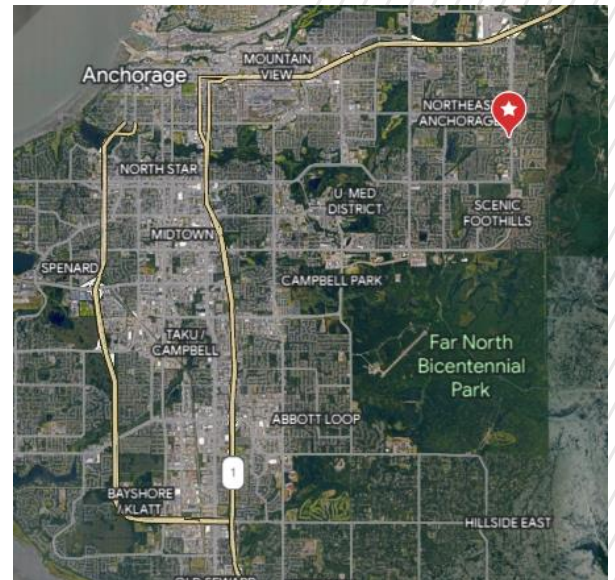
**1900 Muldoon Road  
Anchorage, AK 99504**



**PROPERTY HIGHLIGHTS**

Great development opportunity! 50,032 square feet of B1A zoned land available for sale in East Anchorage. Located in a high traffic area off Muldoon Road, and just 2 miles from the Glenn Highway, offering great visibility and access.

<b>LAND SF</b>	50,032	<b>SIGNAGE TYPE</b>	Monument
<b>YEAR BUILT</b>	1988	<b>1-MILE (POP.)</b>	14,549
<b>PARKING</b>	14+ Spaces	<b>3-MILE (POP.)</b>	53,412
<b>TRAFFIC COUNTS</b>	30,000 VPD	<b>MED. INCOME</b>	\$79,548



**JEFF SCHEIDEGGER**  
Account Manager  
+1 314-384-8662  
Jeff.scheidegger@cushwake.com

**MARK FILIPENKO, CCIM, SIOR**  
Broker  
+1 907-952-1884  
mark@markfilipenko.com



## FOR SALE

**1900 Muldoon Road**  
Anchorage, AK 99504

### LOCATION & MARKET

The previous building, fuel pumps, and tanks have been removed. Would be ideal for a commercial or retail developer or user. It is just 2.5 miles away from the popular retail center known as Tikahtnu Commons, and 5.5 Miles away from the U-MED District, which is Anchorage's highest concentrated area of employment.



### LEGAL INFORMATION

<b>TAX PARCEL ID</b>	00621426000
<b>2024 RE TAXES</b>	\$14,154.32
<b>ZONING</b>	B1A – Local & Neighborhood Business District



### RESTRICTIONS

Property will be restricted against uses competitive with convenience stores

### OFFERING PROCESS

Seller will consider the submission of an offer using Seller's Letter of Intent form, which will be provided to qualified buyers. Interested parties should submit an LOI on terms where the Buyer agrees to complete a purchase of the property on the Seller's Real Estate Sales Agreement. All offers must be received by Exclusive Agent, Cushman & Wakefield. Contact information is below:

**JEFF SCHEIDEGGER**  
Account Manager  
+1 314-384-8662  
Jeff.scheidegger@cushwake.com

**MARK FILIPENKO, CCIM, SIOR**  
Broker  
+1 907-952-1884  
mark@markfilipenko.com