

PROPERTY SUMMARY: PROCESSING COMPLEX IN PETERSBURG, ALASKA

**BUILDING TYPE:** WATERFRONT PROCESSING PLANT

**ASKING PRICE:** \$1,200,000 Reduced!

CONFIGURATION: TWO-STORY WITH CENTER CONCOURSE BREEZEWAY  
YEAR BUILT: PRIOR TO 1970; VARIOUS REMODELS SINCE 1980  
ZONING: INDUSTRIAL

SITE SIZE: APPROXIMATELY 3.25 ACRES  
COMPLEX SIZE: 65,678 SF GBA

CONSTRUCTION: WOODFRAME POST AND BEAM OVER CREOSOTE PILING WITH TREATED PILE CAPS, STRINGERS, JOINTS AND DECKING. .FIRST FLOOR HAS CONCRETE FLOORS WITH BUILT IN DRAINS.

ACCESS: MAIN ENTRY FROM HARBOR WAY

BUILDING SYSTEMS: OIL BOILERS FOR PROCESSING LINES; ELECTRIC HEAT IS EMPLOYED FOR BREAK ROOM, OFFICES, AND APARTMENTS (7). PRODUCTION AREAS NOT HEATED

ROOF: ROOF AND SIDING ARE ENAMELED STEEL

**BUILDING TYPE:** BUNKHOUSE

**ASKING PRICE:** \$1,295,000

CONFIGURATION: MULTI-STORY WOOD FRAME STRUCTURE  
YEAR BUILT: 1999  
ZONING: COMMERCIAL C-2

SITE SIZE: 10,088 SF  
BUNKHOUSE SIZE: 13,196 SF

CONSTRUCTION: WOODFRAME ; FOUNDATION OF CREOSOTE PILING SIDING AND ROOF OF ENAMELED STEEL. WINDOWS ARE VINYL CLAD COMMERCIAL KITCHEN / MESS HALL ON FLOOR ONE; THREE PHASE ELECTRIC

BUILDING SYSTEMS: OIL FIRED BOILER; FIRE SUPPRESSION SPRINKLER  
UTILITIES: ALL UTILITIES ARE AVAILABLE TO THE STRUCTURE  
PARKING: PARCEL 12 IS A PARKING LOT LEASED FROM THE PETERSBURG BOROUGH. IT CONTAINS 1,63