

PROPERTY SUMMARY: EAGLES EDGE CONDOMINIUM UNIT #3 Juneau, Alaska

BUILDING TYPE: TWO- STORY OFFICE / WAREHOUSE CONDOMINIUM

YEAR BUILT: 2007

ZONING: INDUSTRIAL

CONSTRUCTION: Steel Frame, steel sided building with shed roof

EXTERIOR ACCESS: MAIN ENTRY MAN DOOR; ROLL UP GARAGE DOOR AND NORTH FACING REAR MAN DOOR

BUILDING SYSTEMS: OIL FIRED HOT AIR FURNACE.
WET FIRE SPRINKLER SYSTEM;

ROOF: METAL WITH 12/2 PITCH

BUILDING SIZE: MAIN LEVEL: 1,473 SF; SECOND LEVEL 1,168 SF
TOTAL GBA: 2641 SF

PARKING: ADA PARKING IN FRONT OF BUILDING

STREET ACCESS: ONSITE PARKING IS DESIGNATED FOR THE BUILDING
CONCRETE WAY, WHICH IS A 50-FOOT WIDE STREET

UTILITIES: ALL UTILITIES ARE AVAILABLE TO THE BUILDING

SITE: Rectangular site of 20,424 sf

OTHER FEATURES: LED LIGHTING, INSULATION IS R-25, ENERGY EFFICIENT
WINDOWS; KITCHENETTE; HALF BATH ON LEVEL TWO

HOA FEES: \$4,000 annually; or \$333.00 per month

FINANCING: Owner financing terms negotiable