

COMMERCIAL PROPERTY

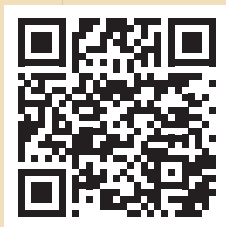
FOR SALE

Prime High Visibility Corner at McNugget Intersection

8585 Old Dairy Road
Juneau, Alaska



- ▶ 21,245 Sq. Ft. Office/ Retail
- ▶ 1.27 Acres, Zoned General Commercial
- ▶ 31,000 Vehicles Daily
(Source: Dot)



Call Carlton Smith
907.723.3866

The
Carlton
Smith
Company LLC
COMMERCIAL REAL ESTATE



8585 Old Dairy Road • Juneau, Alaska

Multi-Tenanted Office And Retail

List Price	\$4,000,000	Building Size	21,245 Sq. Ft.
Legal Description	USS II94 FR	Parking	Onsite Approximately 64 Spaces Per CBJ Code
Assessment ..	Site: \$1,259,976 Building \$1,382,638		Includes ADA Sites and Two HCP Ramps
Building Type	Two-story, Walk-Up Office Retail	Site	55,490 Sf. 1.27 Acres
Year Built	1983	Services	All Services to the Site
Zoning	General Commercial	Visibility	Hard Corner with Exposure To Egan Expressway
Use	Commercial Retail		
Construction	Perimeter Cement Foundation with Cement Block Walls. Large Aluminum Windows at the Exterior.	Daily Vehicle Count	37,780 Cars Daily (Source: DOT)





8585 Old Dairy Road • Juneau, Alaska



Exterior West View



Lower Level



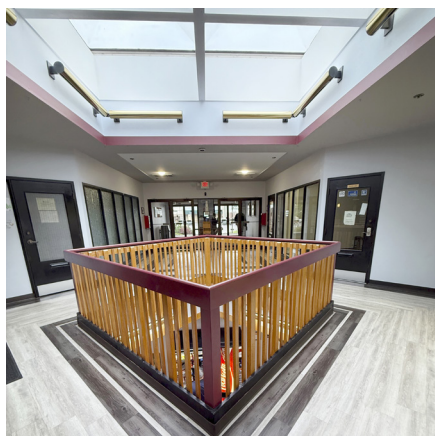
Entry Lobby



Restroom Finish



Board Room



Entry Skylight



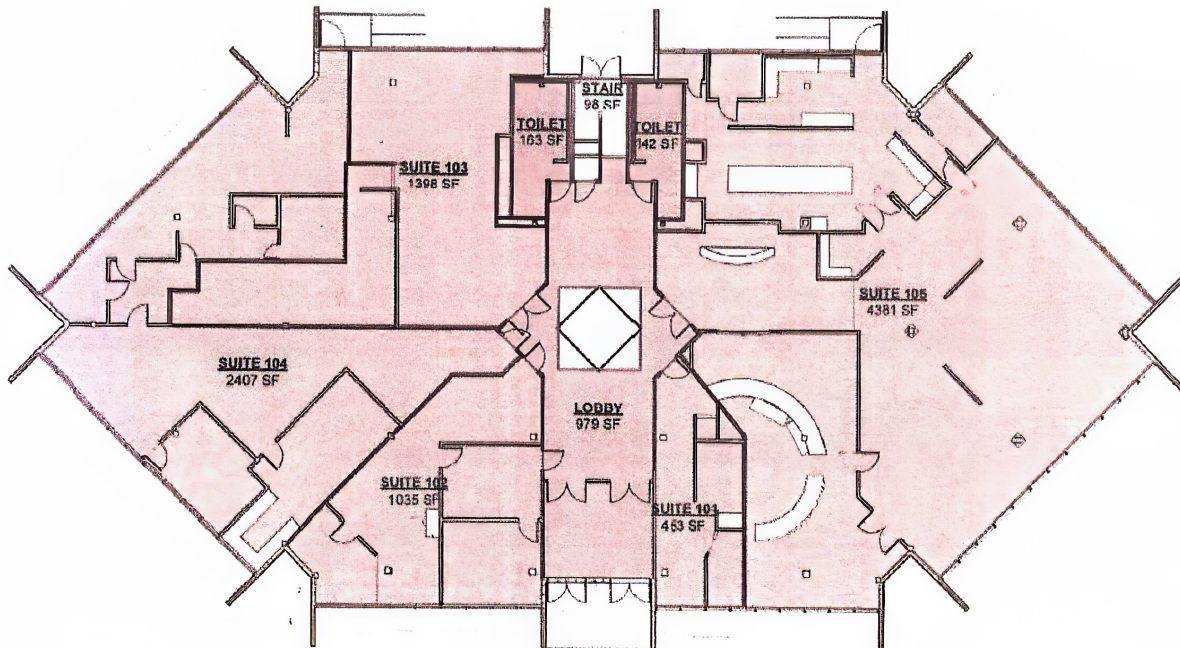
Exterior South View



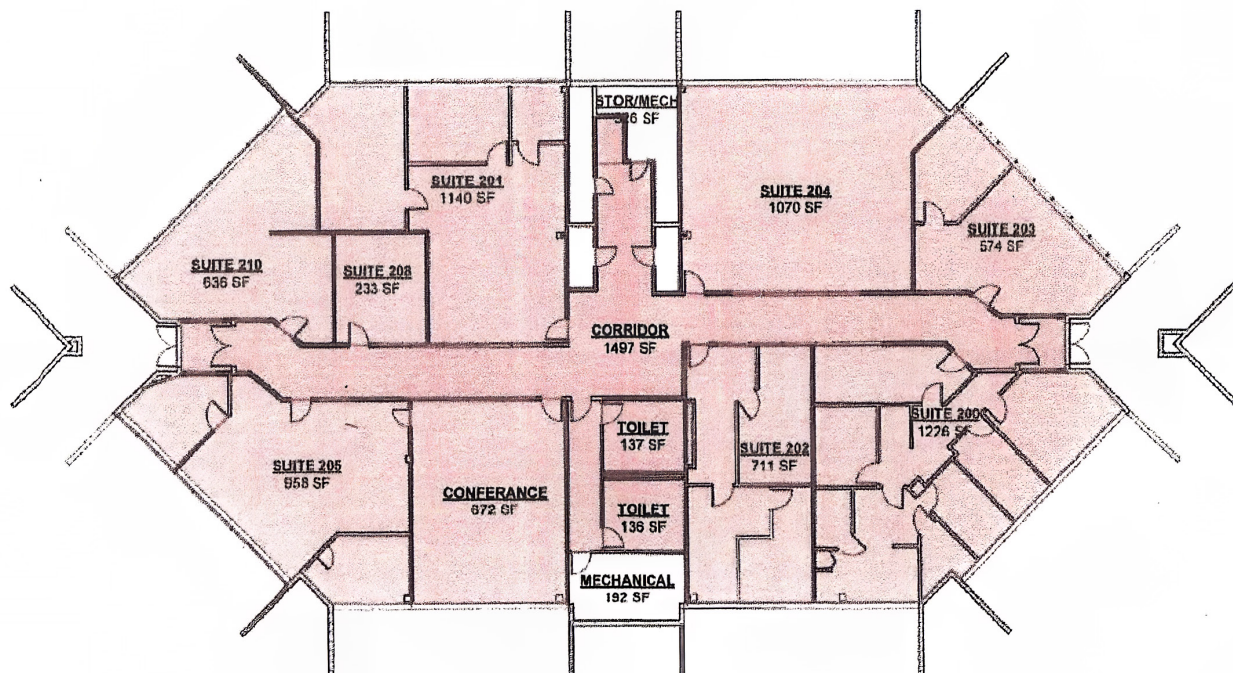
8585 Old Dairy Road • Juneau, Alaska

FLOOR PLANS

First Floor



Second Floor





8585 Old Dairy Road • Juneau, Alaska

PROPERTY DISCLAIMER

As Is / Where Is

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