

MULTI-USE COMMERCIAL PROPERTY

FOR SALE OR LEASE

411 D STREET, ANCHORAGE, AK 99501



Iconic and historic “Loussac Building” located in Downtown Anchorage. Former home of Cyrano’s Playhouse Theatre. This multi-use property is located at the corner of 4th Avenue and D Street in the heart of the tourist district, and directly in front of the ceremonial start for the Iditarod Sled Dog Race. The 17,222 SF property is mixed-use with retail and residential and is shared between two structures. This is an ideal investment or owner / occupant opportunity for a retail operator, and is also available for lease.

Contact listing licensee for details.



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COMMERCIAL REAL ESTATE

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SITE AERIAL



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PROPERTY SUMMARY

411 D STREET STACKING PLAN

BUILDING A

BUILDING B

	RESIDENTIAL; 4 EFFICIENCIES, 2 X 1-BR
	RESIDENTIAL; 4 EFFICIENCIES, 2 X 1-BR
GROUND LEVEL RETAIL	GROUND LEVEL RETAIL
BASEMENT RETAIL/STORAGE	BASEMENT RETAIL/STORAGE

LOCATION: 411 D Street, Anchorage, Alaska 99501

LEGAL DESCRIPTION: Lot 6, Block 44, Original Townsite, Anchorage, Alaska

SITE AREA: 6,500 SF

ZONING: B-2A – Central Business District Core

BUILDING A Building A is a 2,950 SF retail building on the north side of the lot with a 2,432 SF deep basement previously occupied by the theater.

FOOTINGS: Reinforced concrete

FOUNDATION: Reinforced concrete

STRUCTURE: Wood frame with wood siding, steel I-beam support for floor and roof structure, consisting of wood joists and plywood decking

AGE: Constructed in 1915, but completely renovated in 1987, with only the exterior siding and framing remaining from the original building

EFFECTIVE AGE: 20 years

ROOF: Flat, hot-mop, built-up – new in 1987

INSULATION: As per code in exterior walls and roof, replaced in 1987



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INTERIOR FINISHES:	The theater area has a mix of plywood flooring and wall-to-wall carpeting, finished sheetrock walls and open ceiling with extensive theater lighting. The basement has smooth finish concrete floor, sheetrock walls and unfinished ceiling with fluorescent lighting.
HEATING:	Gas-fired forced-air heating system with air exchange, located on the roof, new in 1987.
SPRINKLER SYSTEM:	The basement is sprinklered
FIRE ALARM:	Fire alarm and smoke detectors are located on both levels.
PLUMBING:	Two-fixture handicap accessible restrooms located on the main level
ELECTRICAL:	All electrical wiring located in conduit as per code, extensive electrical for theater production, including two electrical panels.
WINDOWS:	Storefront windows on north side of the building are large double pane glass.
DOORS:	Exterior doors are metal insulated. Interior doors are wood in wood or metal frame.

BUILDING B

Building B is a 3-story building on the south side of the lot with a large 2,800 SF deep basement, 3,440 SF of retail space on the ground floor and the 2nd and 3rd floors comprised of efficiency and one-bedroom apartments. A 1,200 SF portion of the basement is built out as retail, the balance is used for storage

FOOTINGS:	Reinforced concrete
FOUNDATION:	Reinforced concrete
STRUCTURE:	Concrete block with stucco siding
AGE:	Originally constructed in 1940. It was extensively remodeled in 1987, including new wiring, heating systems, bathrooms, kitchens in the apartments, and all interior finishes. Some other space was completely remodeled in 2001, with new floor, wall, and ceiling finishes, plus new bathroom and a kitchen added.



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PROPERTY SUMMARY

EFFECTIVE AGE:	20 years
ROOF:	Flat, hot-mop, built-up – new in 1987
INSULATION:	Typical wall and ceiling insulation, mostly replaced in 1987 remodeling.
INTERIOR FINISHES:	Typical retail finishes on the 1 st floor level, including wall-to-wall linoleum flooring, sheetrock walls, and sheetrock or suspended ceiling with fluorescent or tract lighting. Apartments have typical finishes including wall-to-wall carpeting except linoleum in the bathrooms and kitchens, sheetrock walls and sheetrock ceilings with adequate electrical and tract lighting. The basement retail space has wall-to-wall carpeting, sheetrock walls and ceiling with mounted fluorescent light fixtures.
HEATING:	Each of the 1 st floor retail spaces has its own gas-fired heating system. The apartments have a large gas-fired hot-water boiler located in the basement, to baseboard units in each apartment.
SPRINKLER SYSTEM:	The basement is fully sprinklered. Upper floors are not sprinklered.
FIRE/ SMOKE ALARM:	The building has smoke and fire detectors throughout.
PLUMBING:	The retail units on the 1 st floor have 2-fixture restrooms. Each apartment has a 3-fixture bathroom plus a kitchen with double sink.
ELECTRICAL:	Adequate lighting and plugs throughout, mostly replaced in 1987.
WINDOWS:	Ground floor retail storefront windows are single pane glass in aluminum frame. The upper level apartment windows are double pane glass in wood frame, openable.
DOORS:	Storefront doors are glass in aluminum frame. Apartment doors are solid core wood in wood frame, and interior doors are hollow core wood in wood frame.
APARTMENT BREAKDOWN:	4, one-bedroom units, and 8 efficiency units.



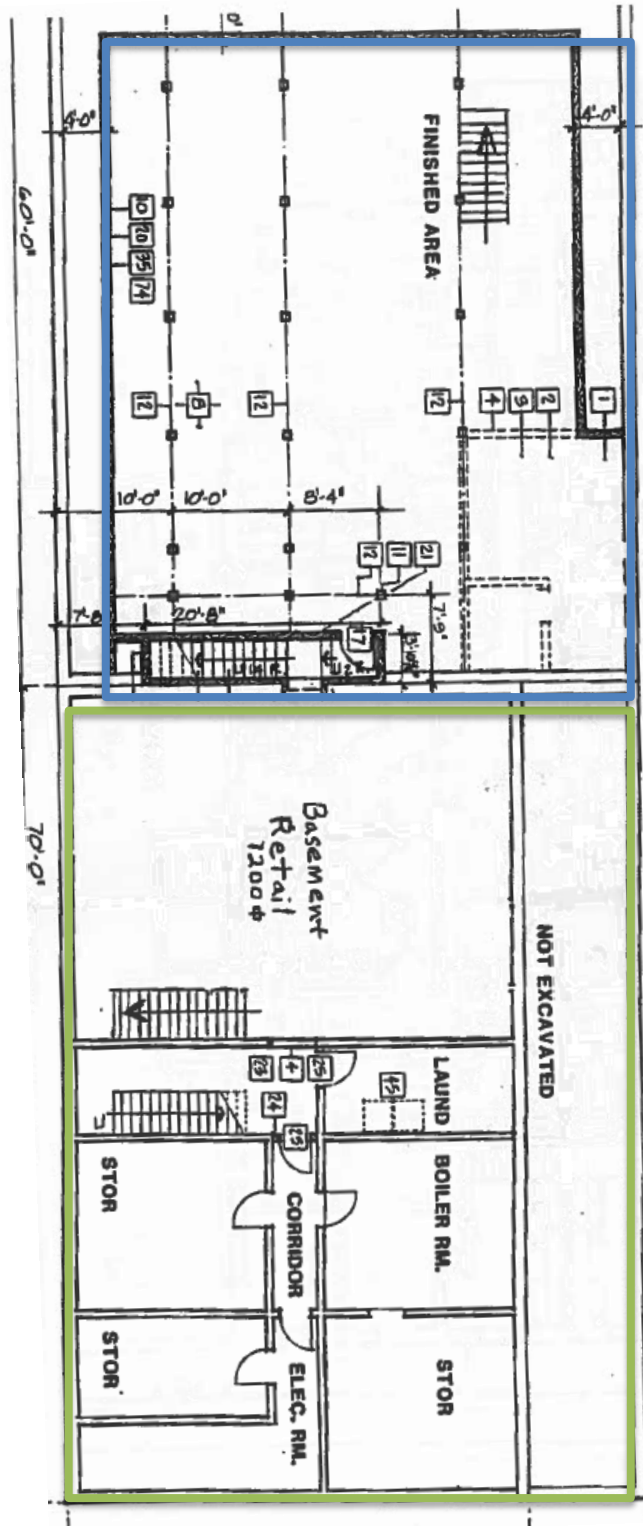
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FLOOR PLAN – BASEMENT

4TH AVENUE

D STREET



BUILDING A

BUILDING B



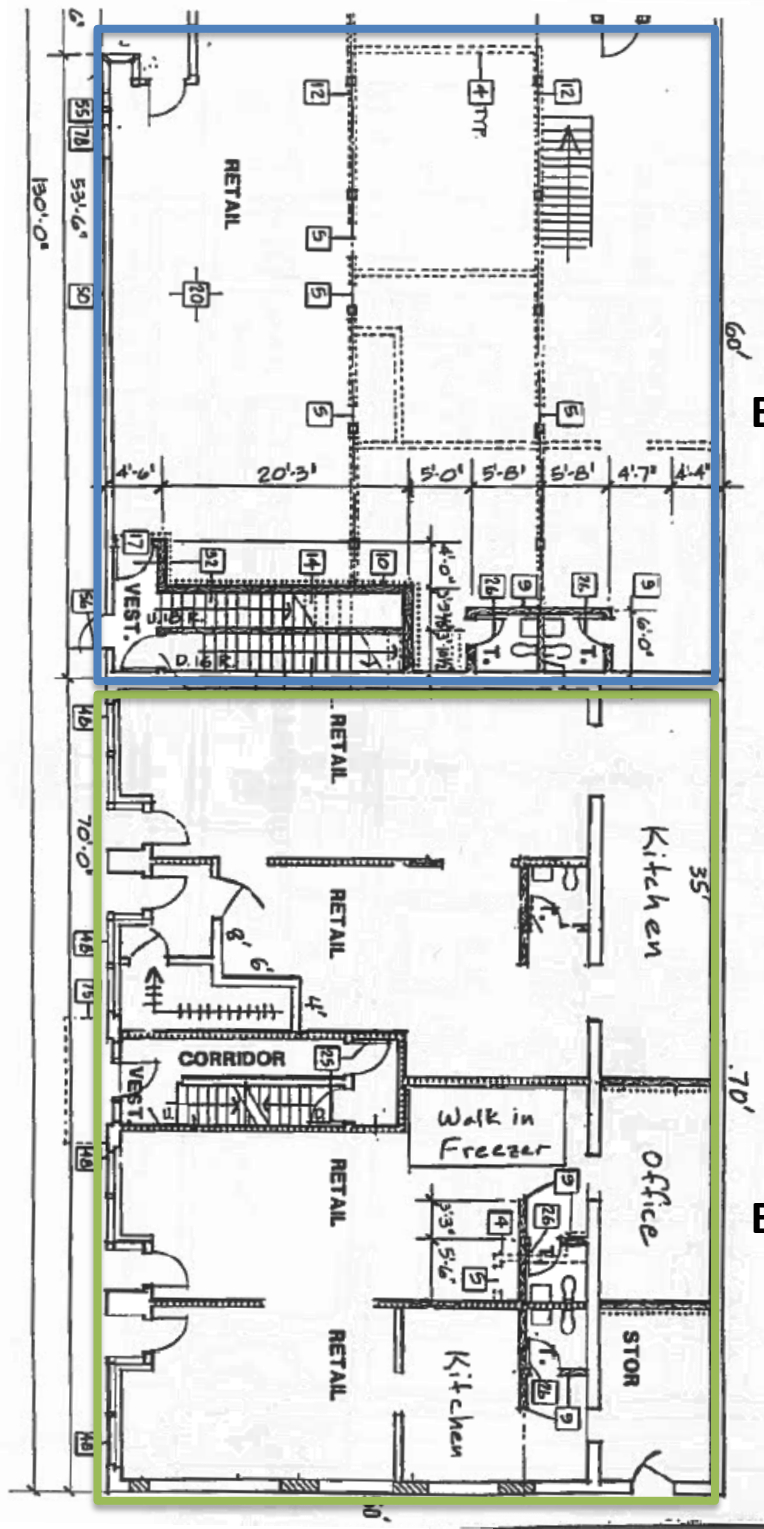
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FLOOR PLAN – GROUND FLOOR

4TH AVENUE

D STREET



BUILDING A

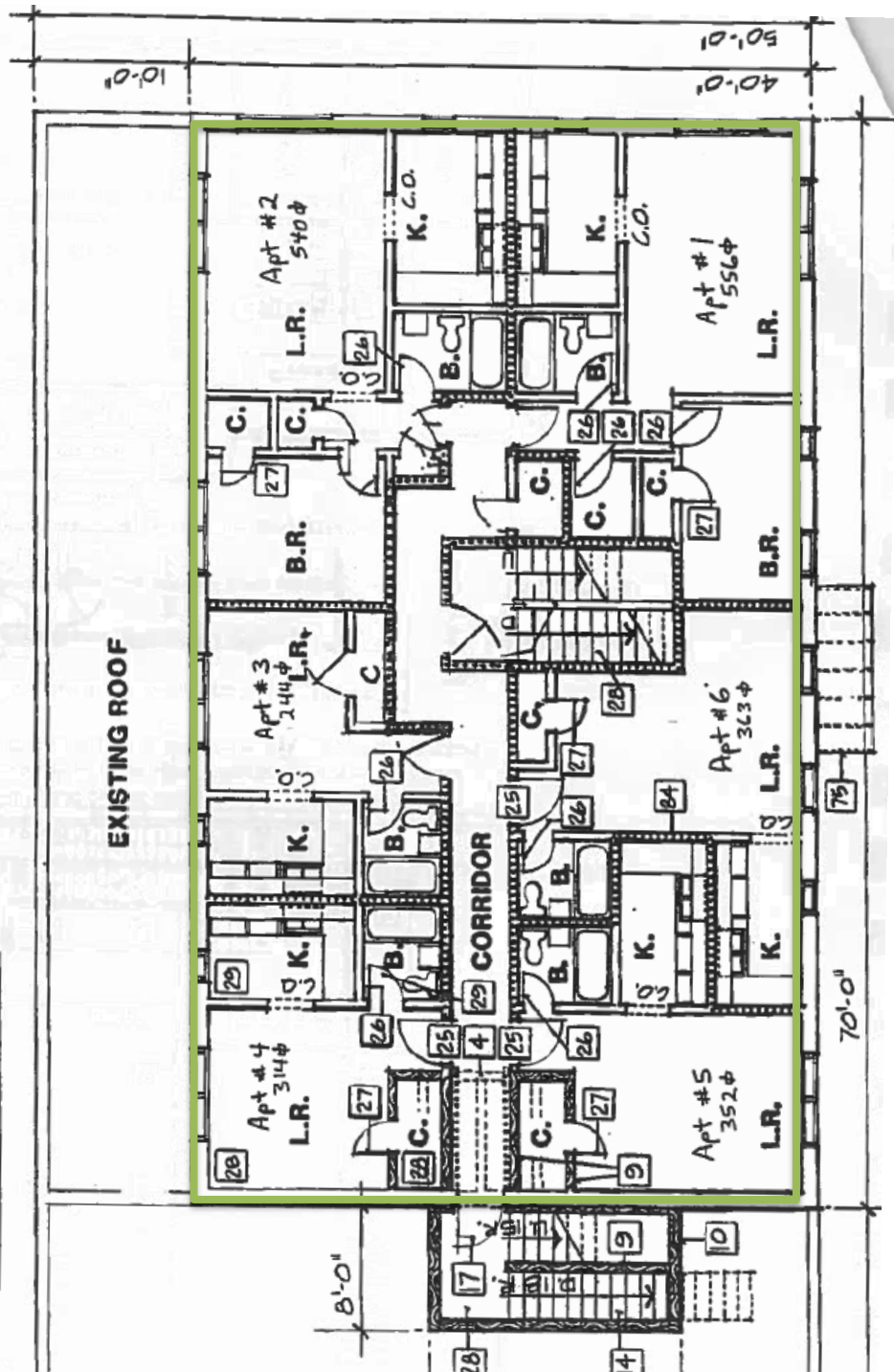
BUILDING B



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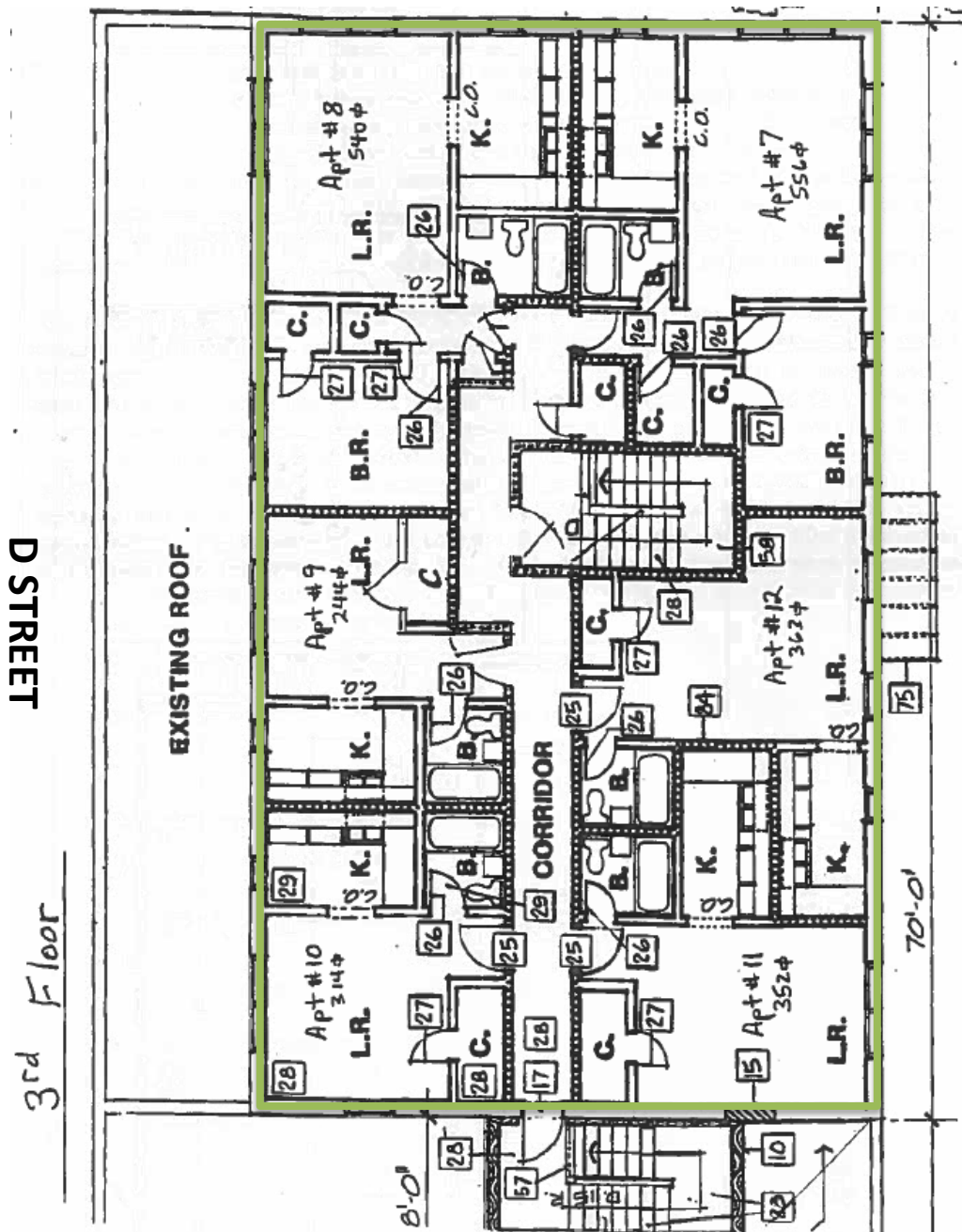
2nd Floor



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FLOOR PLAN – 3RD FLOOR BLDG. B



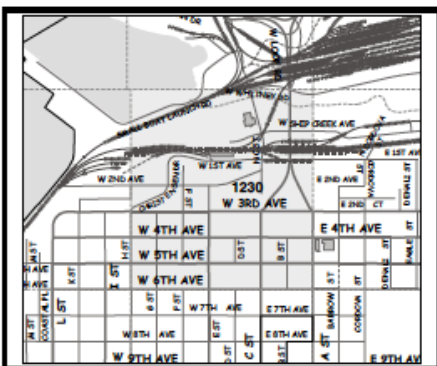
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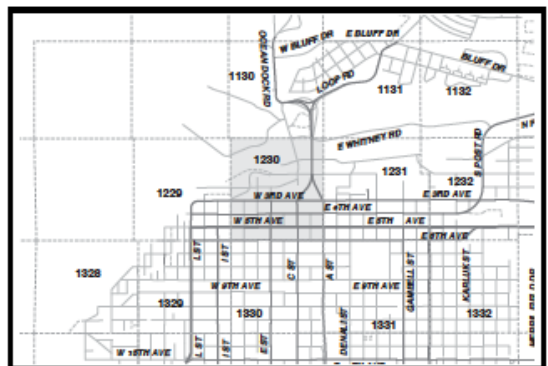
GRID MAP



Twin - Ring - See
13N - 3W - 18
 Community
 Downtown
 Zip Code - 99501
 Page - 24
1230
 MOA Grid SW
 (C) Copyright 2017
 Alaska Street Mapper
 Anchorage, AK
 907-243-0477



Area Map / Overview Map



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ALASKA REAL ESTATE COMMISSION CONSUMER DISCLOSURE

This Consumer Disclosure, as required by law, provides you with an outline of the duties of a real estate licensee (licensee). This document is not a contract. By signing this document you are simply acknowledging that you have read the information herein provided and understand the relationship between you, as a consumer, and a licensee. (AS 08.88.600 – 08.88.695)

There are different types of relationships between a consumer and a licensee. Following is a list of such relationships created by law:

Specific Assistance

The licensee does not represent you. Rather the licensee is simply responding to your request for information. And, the licensee may "represent" another party in the transaction while providing you with specific assistance.

Unless you and the licensee agree otherwise, information you provide the licensee is not confidential.

Duties **owed** to a consumer by a licensee providing specific assistance include:

- a. Exercise of reasonable skill and care;
- b. Honest and good faith dealing;
- c. Timely presentation of all written communications;
- d. Disclosing all material information known by a licensee regarding the physical condition of a property; and
- e. Timely accounting of all money and property received by a licensee.

Representation

The licensee represents only one consumer unless otherwise agreed to in writing by all consumers in a transaction.

Duties **owed** by a licensee when representing a consumer include:

- a. Duties owed by a licensee providing specific assistance as described above;
- b. Not intentionally take actions which are adverse or detrimental to a consumer;
- c. Timely disclosure of conflicts of interest to a consumer;
- d. Advising a consumer to seek independent expert advice if a matter is outside the expertise of a licensee;
- e. Not disclosing consumer confidential information during or after representation without written consent of the consumer unless required by law; and
- f. Making a good faith and continuous effort to accomplish a consumer's real estate objective(s).

Neutral Licensee

A neutral licensee is a licensee that provides specific assistance to both consumers in a real estate transaction but does not "represent" either consumer. A neutral licensee must, prior to providing specific assistance to such consumers, secure a Waiver of Right to be Represented (form 08-4212) signed by both consumers.

Duties **owed** by a neutral licensee include:

- a. Duties owed by a licensee providing specific assistance as described above;
- b. Not intentionally taking actions which are adverse or detrimental to a consumer;
- c. Timely disclosure of conflicts of interest to both consumers for whom the licensee is providing specific assistance;
- d. If a matter is outside the expertise of a licensee, advise a consumer to seek independent expert advice;
- e. Not disclosing consumer confidential information during or after representation without written consent of the consumer unless required by law; and
- f. Not disclosing the terms or the amount of money a consumer is willing to pay or accept for a property if different than what a consumer has offered or accepted for a property.

If authorized by the consumers, the neutral licensee may analyze and provide information on the merits of a property or transaction, discuss price terms and conditions that might be offered or accepted, and suggest compromise solutions to assist consumers in reaching an agreement.

Designated Licensee

In a real estate company, a broker may designate one licensee to represent or provide specific assistance to a consumer and another licensee in the same office to represent or provide specific assistance to another consumer in the same transaction.

ACKNOWLEDGEMENT:

I/We, _____ have read the information provided in this Alaska Real Estate
(print consumer's name(s))

Consumer Disclosure and understand the different types of relationships I/we may have with a real estate licensee. I/We

understand that Marc Dunne and Brian Endsley of Jack White Commercial
(licensee name) (brokerage name)

will be working with me/us under the relationship(s) selected below.

_____ **Specific assistance without representation.**

_____ **Representing the Seller/Lessor only.** (may provide specific assistance to Buyer/Lessee)

(INITIAL)

_____ **Representing the Buyer/Lessee only.** (may provide specific assistance to Seller/Lessor)

_____ **Neutral Licensee.** (must attach Waiver of Right to be Represented, form 08-4212)

Date: _____

Signature: Marc W. Dunne
Marc Dunne

Date: _____

Signature: Brian Endsley
Brian Endsley

Date: _____

Signature: _____
(Consumer)

Date: _____

Signature: _____
(Consumer)

THIS CONSUMER DISCLOSURE IS NOT A CONTRACT