

Redevelopment Opportunity



Commercial Land For Sale

Anchorage, AK 99503



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- Prime commercial land offering in West Anchorage, just off Minnesota Highway offering excellent access and strong traffic counts.
- Located in a federally designated Qualified Opportunity Zone (QOZ), these properties present a compelling opportunity for tax-advantaged investment and mixed-use redevelopment.
- Eligible under the Municipality of Anchorage's Multi-Family Housing Property Tax Incentive Program.
- Zoned B3 (General Business), supporting a wide range of commercial uses.
- Eight parcels totaling $\pm 75,557$ SF available as a single offering at \$1,667,131. Parcel groupings are also available for acquisition. Refer to the following pages for detailed pricing and parcel information.

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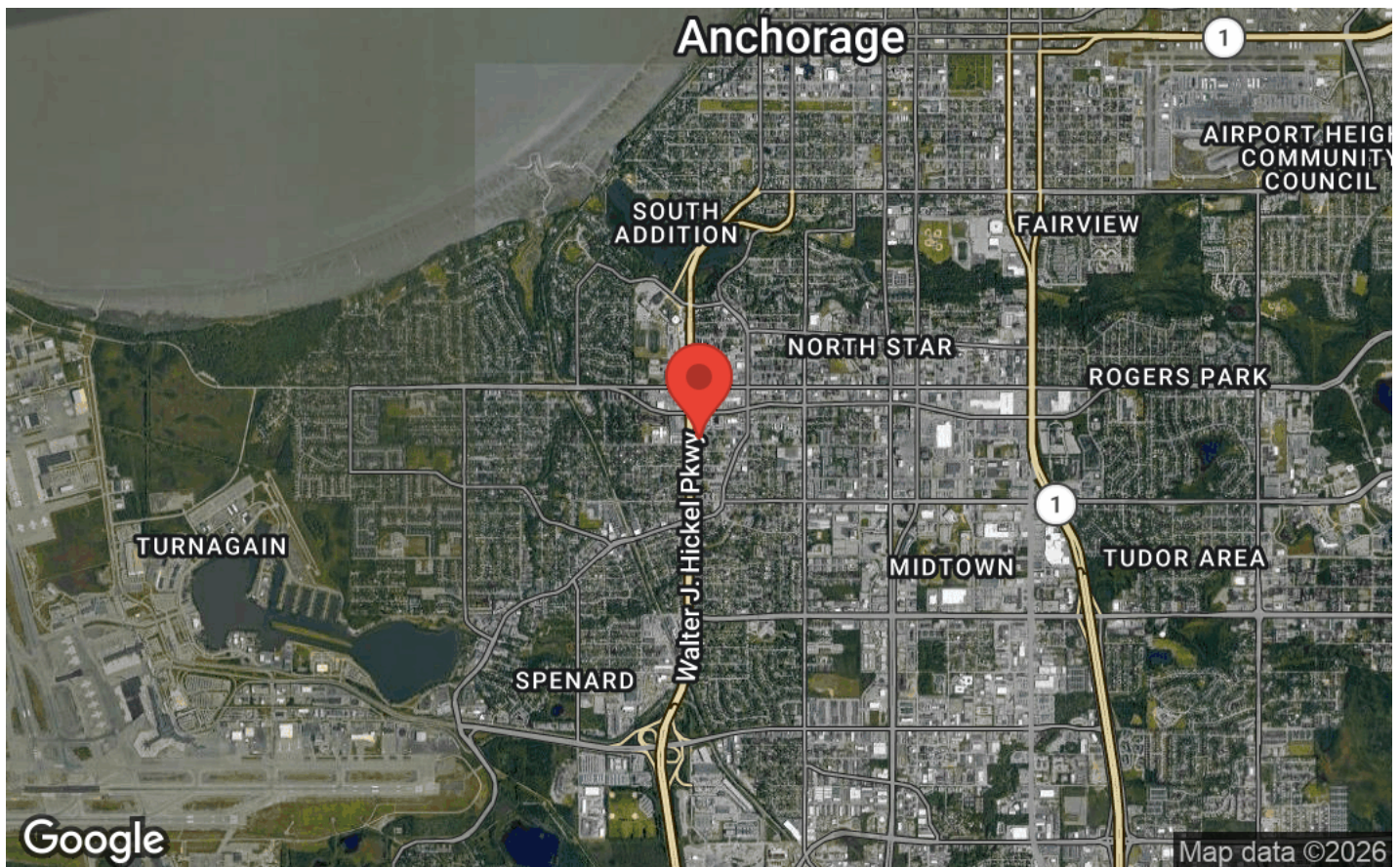
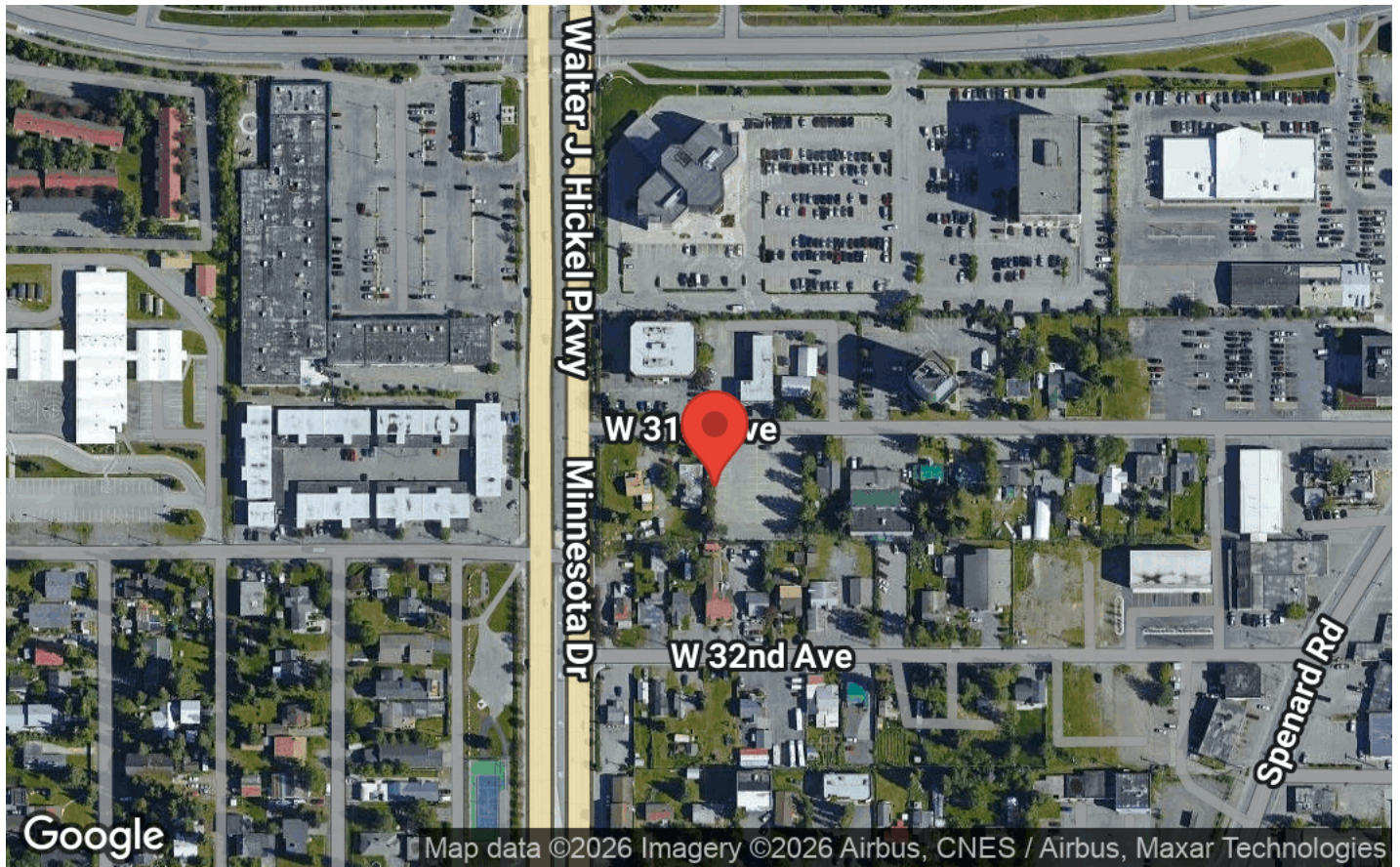
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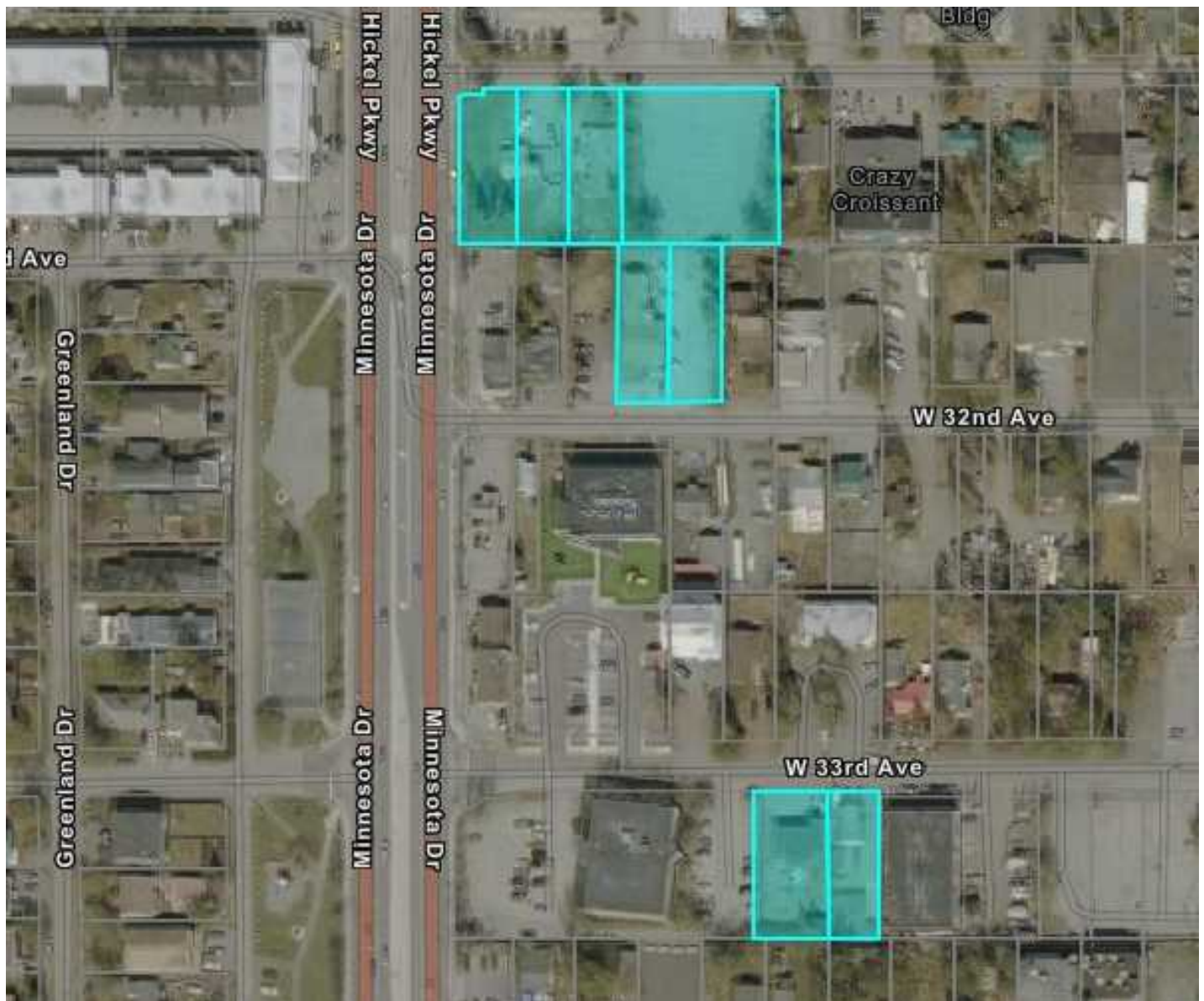
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Property Description

Eight parcels in West Anchorage, totaling approximately 75,557 SF, are offered as a package at \$1,667,131. Zoned B3 (General Business), the site supports a wide range of commercial uses and offers excellent flexibility for redevelopment.

Located within a federally designated Qualified Opportunity Zone (QOZ), this assemblage presents a strong opportunity for tax-advantaged investment. The properties also qualify for the Municipality of Anchorage's Multi-Family Housing Property Tax Incentive Program, adding further value for mixed-use or residential development.



1500, 1506, 1508 W 31st Avenue

- Total Site Area: Approximately 45,457 SF
- Parcel Breakdown:
 - 1500 W 31st Avenue – 22,557 SF
 - 1506 W 31st Avenue – 7,500 SF
 - 1508 W 31st Avenue (Lots 1 & 2) – 15,400 SF
- Sales Price: \$981,871 (\$21.60/SF)
- Zoning: B3 (General Business)





1503 & 1505 W 32nd Avenue

- Total Site Area: Approximately 15,000 SF
- Parcel Breakdown:
 - 1503 W 32nd Avenue – 7,500 SF
 - 1505 W 32nd Avenue – 7,500 SF lot with a 1,536 SF leased office building
- Sales Price: \$337,500
- Zoning: B3 (General Business)





1410 & 1412 W 33rd Avenue

- Total Site Area: Approximately 16,100 SF
- Parcel Breakdown:
 - 1410 W 33rd Avenue – 7,000 SF
 - 1412 W 33rd Avenue – 9,100 SF
- Sales Price: \$347,760 (\$21.60/SF)
- Zoning: B3 (General Business)



What are the tax advantages of Opportunity Zones?

The Opportunity Zone program offers substantial tax incentives designed to encourage long-term investment in economically distressed areas. The four main tax advantages of Opportunity Zones—deferral of capital gains, partial reduction of deferred gain (for pre-2022 investments), tax-free appreciation after 10 years, and elimination of depreciation recapture—combine to make QOF investments an appealing option for investors seeking both tax efficiency and community impact.

For Property Owners & Developers

What does it mean if a property is in an Opportunity Zone?

If a property is located within an Opportunity Zone, it is part of a designated area eligible for tax-advantaged investments. Property owners and developers may attract investors seeking OZ tax benefits, leading to potential increases in property value and economic development. Investments must be made through Qualified Opportunity Funds.

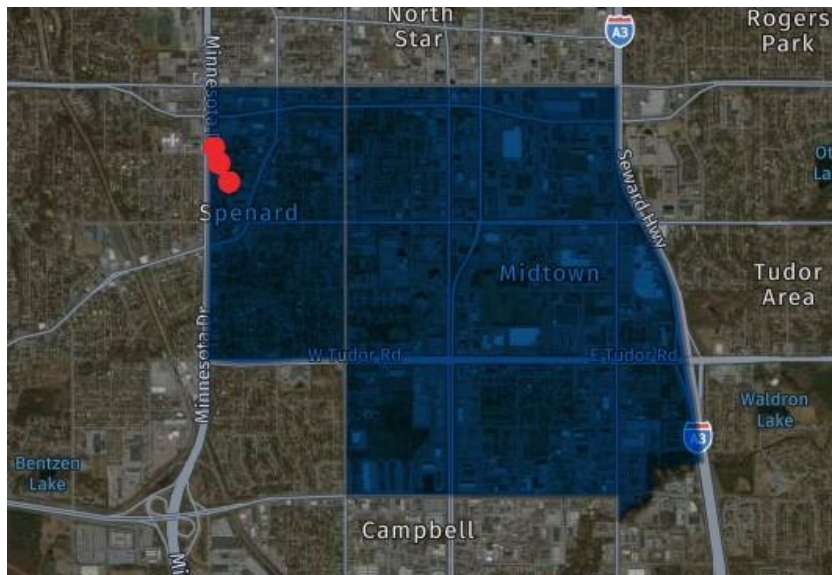
For more information you may visit [opportunityzones.com](https://www.opportunityzones.com).

Census Tract 20, Anchorage, Alaska

Census Tract 20 is a **Low-Income Community** Opportunity Zone located in **Anchorage, Alaska**.

This **0.5 square mile** census tract has a population of approximately **3,600** and is one of 7 Opportunity Zones in **Anchorage Municipality**.

The adjacent map shows the location of this Opportunity Zone in Alaska.



Mayor Suzanne LaFrance

10,000 Homes in Ten Years

September 2025

MULTI-FAMILY HOUSING PROPERTY TAX INCENTIVE



MORE HOUSING FOR MORE FAMILIES

Very little multifamily housing is built in Anchorage. To encourage more housing development, the Municipality enacted the Multifamily Property Tax Incentive in 2025, offering up to 28 years of property tax relief for qualifying developments resulting in eight or more units of rental housing being produced.

HOW DOES THE INCENTIVE WORK?

The Multifamily Property Tax Incentive offers a baseline incentive of **20 years of property tax relief** (full cancellation of Municipal and School District property taxes) on qualifying residential buildings **anywhere in the Municipality of Anchorage**.

Developments may qualify for additional tax relief **up to a maximum of 28 years** if they include good-for-the-community bonus qualities. See table at right to see what features extend the tax incentive.

Land and any non-qualifying buildings would remain taxable.

The full criteria can be found within AMC 12.60.

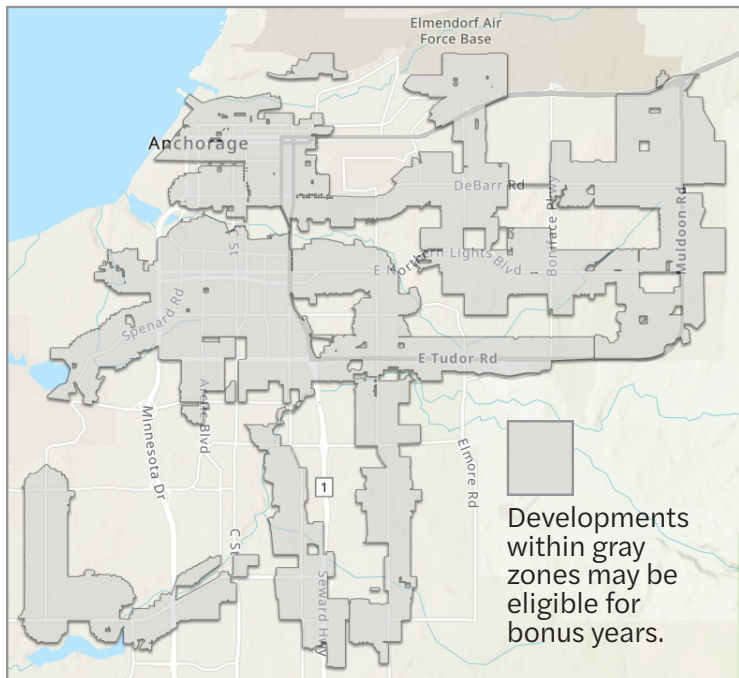
TO APPLY:

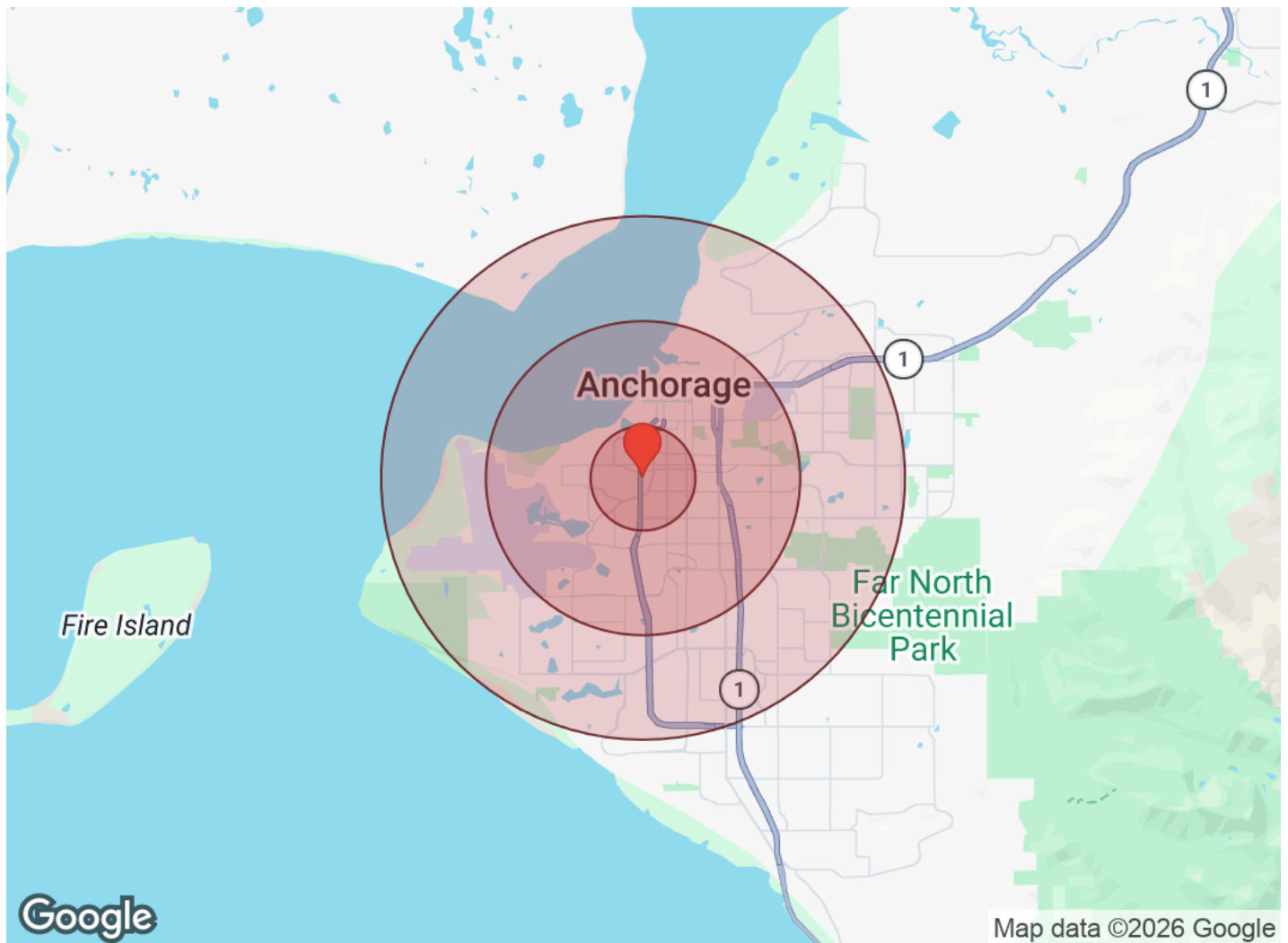
Developers of multifamily property are encouraged to apply. [Applications](#) must be made to the Municipal Assessor. For more information, contact Property Appraisal at (907) 343-6770 or PArecordsrequest@anchorageak.gov.

ELIGIBILITY CRITERIA BASICS

1. Must construct **eight or more units** of multifamily housing per qualifying parcel.
2. Must be **rental housing**, not owner-occupied.
3. **No short-term rentals**. Rental terms cannot be less than 30 days.

Additional years of tax abatement	BONUS FEATURE BASICS
5 years	Located in Tax Abatement Area (indicated on map below).
5 years	Meets affordability measures
5 years	Built using prevailing wages and registered apprentices
3 years	Allows mixed use.
3 years	Parcel previously used for parking .





Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	9,288	39,797	88,970
Female	8,340	35,356	82,186
Total Population	17,628	75,153	171,155
Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	8,729	38,884	83,678
Black	897	4,163	10,115
Am In/AK Nat	1,119	4,442	10,064
Hawaiian	502	2,082	4,673
Hispanic	1,745	6,839	16,893
Asian	2,179	8,417	21,993
Multiracial	2,263	9,499	21,942
Other	194	827	1,814
Housing	1 Mile	3 Miles	5 Miles
Total Units	9,242	36,282	75,111
Occupied	8,203	32,340	67,795
Owner Occupied	2,970	14,896	35,719
Renter Occupied	5,233	17,444	32,076
Vacant	1,038	3,941	7,316

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	2,702	12,244	31,580
Ages 15 - 24	2,240	9,291	23,371
Ages 25 - 54	8,002	33,576	74,904
Ages 55 - 64	2,055	8,575	18,407
Ages 65+	2,629	11,468	22,893
Income	1 Mile	3 Miles	5 Miles
Median	\$85,708	\$91,910	\$92,609
Under \$15k	422	1,977	4,081
\$15k - \$25k	498	1,703	3,377
\$25k - \$35k	531	1,709	3,265
\$35k - \$50k	848	3,155	6,558
\$50k - \$75k	1,080	4,500	9,815
\$75k - \$100k	1,684	4,624	9,656
\$100k - \$150k	1,244	6,218	12,999
\$150k - \$200k	820	3,553	8,140
Over \$200k	1,076	4,903	9,904

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Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Bond Filipenko Commercial Properties, LLC makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Bond Filipenko Commercial Properties, LLC does not serve as a financial advisor to any party regarding any proposed transaction.

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THE STATE
of **ALASKA** Department of Commerce, Community, and Economic Development
Division of Corporations, Business and Professional Licensing

Real Estate Commission
550 West 7th Avenue, Suite 1500, Anchorage, AK 99501
Phone: (907) 269-8160
Email: RealEstateCommission@Alaska.Gov
Website: ProfessionalLicense.Alaska.Gov/RealEstateCommission

Alaska Real Estate Commission Consumer Disclosure

This is not a contract. This disclosure, as required by law, outlines the obligations of the Licensee to the Consumer and does not obligate the Consumer to the Licensee. This disclosure outlines the duties of the types of Licensee relationships identified by Alaska State law. (AS 08.88.600 - 08.88.695). The Consumer understands that they will be working with the Licensee under the relationship initialed below:

Specific Assistance	Representation
<p>The Consumer is receiving Specific Assistance without Representation. The Licensee does not represent the Consumer. Rather, the Licensee is simply responding to requests 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 the Consumer by the Licensee include:</p> <ul style="list-style-type: none"> 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 the Licensee regarding the physical condition of a property; and e. Timely accounting of all money and property received by the Licensee. <p>Consumer Initials: _____ / _____ Date: _____</p>	<p>The Licensee represents only the Consumer(s) listed in this disclosure unless otherwise agreed to in writing by all Consumers in a transaction. Duties owed to the Consumer by the Licensee include:</p> <ul style="list-style-type: none"> a. All duties owed by the Licensee providing Specific Assistance; b. Not intentionally taking actions which are adverse or detrimental to the Consumer; c. Timely disclosure of conflicts of interest to the Consumer; d. Advising the Consumer to seek independent expert advice if a matter is outside the expertise of the Licensee; e. Not disclosing 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. <p>Consumer Initials: _____ / _____ Date: _____</p>

Neutral Licensee
<p>Alaska Law allows for a Licensee to assist the Seller/Lessor AND the Buyer/Lessee in a real estate transaction. It is understood that a Neutral Licensee is NOT Representing either party and duties are limited. Duties owed to the Consumer by a Neutral Licensee include:</p> <ul style="list-style-type: none"> a. All duties owed by the Licensee providing Specific Assistance; b. Duties a, b, c, d, and e, owed by the Licensee providing Representation; and c. Not disclosing the terms or the amount of money the Consumer is willing to pay or accept for a property if different than what the Consumer has offered or accepted for a property. <p>Consumer Initials: _____ / _____ Date: _____ (Must attach Waiver of Right to be Represented)</p>

Duties Not Owed by Licensee
<p>AS 08.88.630 - Duties not owed by licensee. Unless agreed otherwise, a real estate licensee does not owe a duty to a person with whom the licensee has established a licensee relationship to</p> <ul style="list-style-type: none"> (1) conduct an independent inspection of the real estate that is the subject of the licensee relationship; (2) conduct an independent investigation of a person’s financial condition; or (3) independently verify the accuracy or completeness of a statement made by a party to a real estate transaction or by a person reasonably believed by the licensee to be reliable.

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Acknowledgement: The below Consumer has read the information provided in the Alaska Real Estate Disclosure and understands the different types of relationships available by an Alaska Real Estate Licensee. For full description of Licensee Relationships refer to AS 08.88.600 - 08.88.695.

Brokerage Name:					
Licensee Name:	Mark Filipenko	Signature:	<small>DocuSigned by:</small> <i>Mark Filipenko</i>	Date:	9/25/2024
Consumer Name:		Signature:	<small>3AAF21CF438A460...</small>	Date:	
Consumer Name:		Signature:		Date:	

An addendum ___ IS ___ IS NOT attached. If more than one Licensee is involved, a Consumer Disclosure Addendum shall be attached naming all Licensees and specifying the relationship.

– THIS CONSUMER DISCLOSURE IS NOT A CONTRACT –