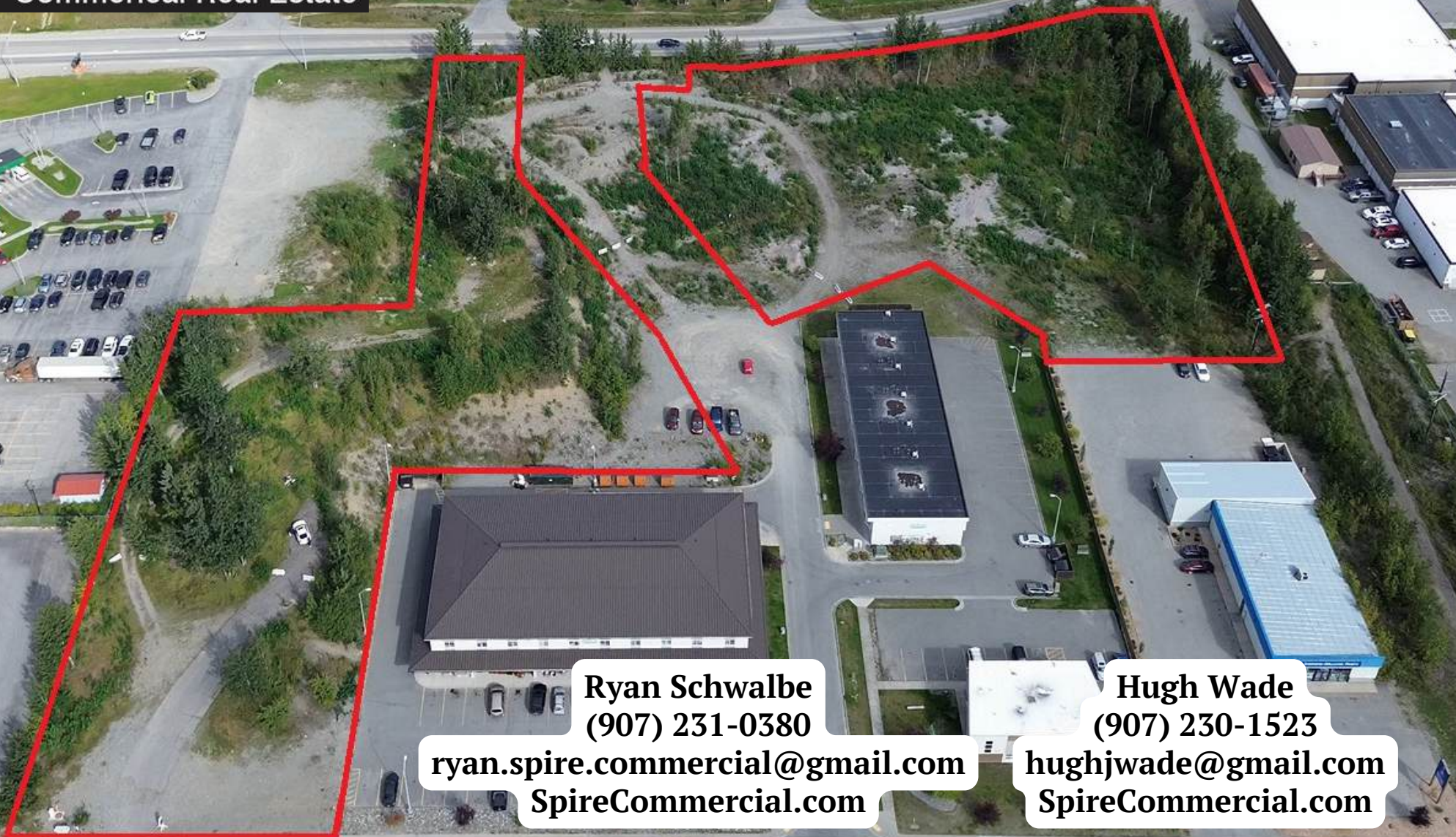


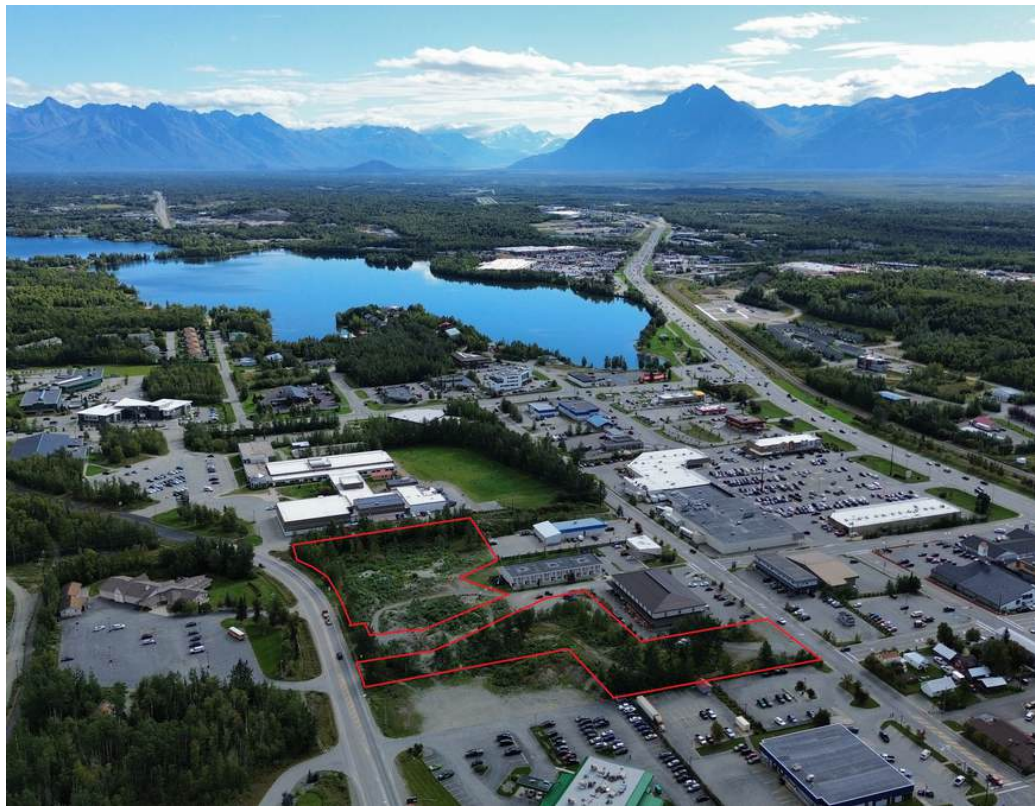


***For Sale!***  
***510 E. Bogard Road***  
***453 E. Swanson Ave***



**Ryan Schwalbe**  
**(907) 231-0380**  
**[ryan.spire.commercial@gmail.com](mailto:ryan.spire.commercial@gmail.com)**  
**[SpireCommercial.com](http://SpireCommercial.com)**

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**(907) 230-1523**  
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**[SpireCommercial.com](http://SpireCommercial.com)**



- **Two Commercial Lots**
- **510 E. Bogard Road**
- **99,317 SF**
- **453 E. Swanson Ave**
- **93,218 SF**
- **Wasilla Main Street  
Rehabilitation Project**

- **Great Location in Wasilla's  
Commercial Hub**
- **Established Surrounding  
Businesses**
- **Growing Local Economy &  
Population**

# COMMUNITY SERVICES & BUSSINESS IN THE AREA



# WASILLA MAIN STREET REHABILITATION PROJECT



Sidewalk  
8 ft

Buffer  
8 ft

Lane  
12 ft

Lane  
12 ft

Buffer  
20 ft

Bike  
5 ft

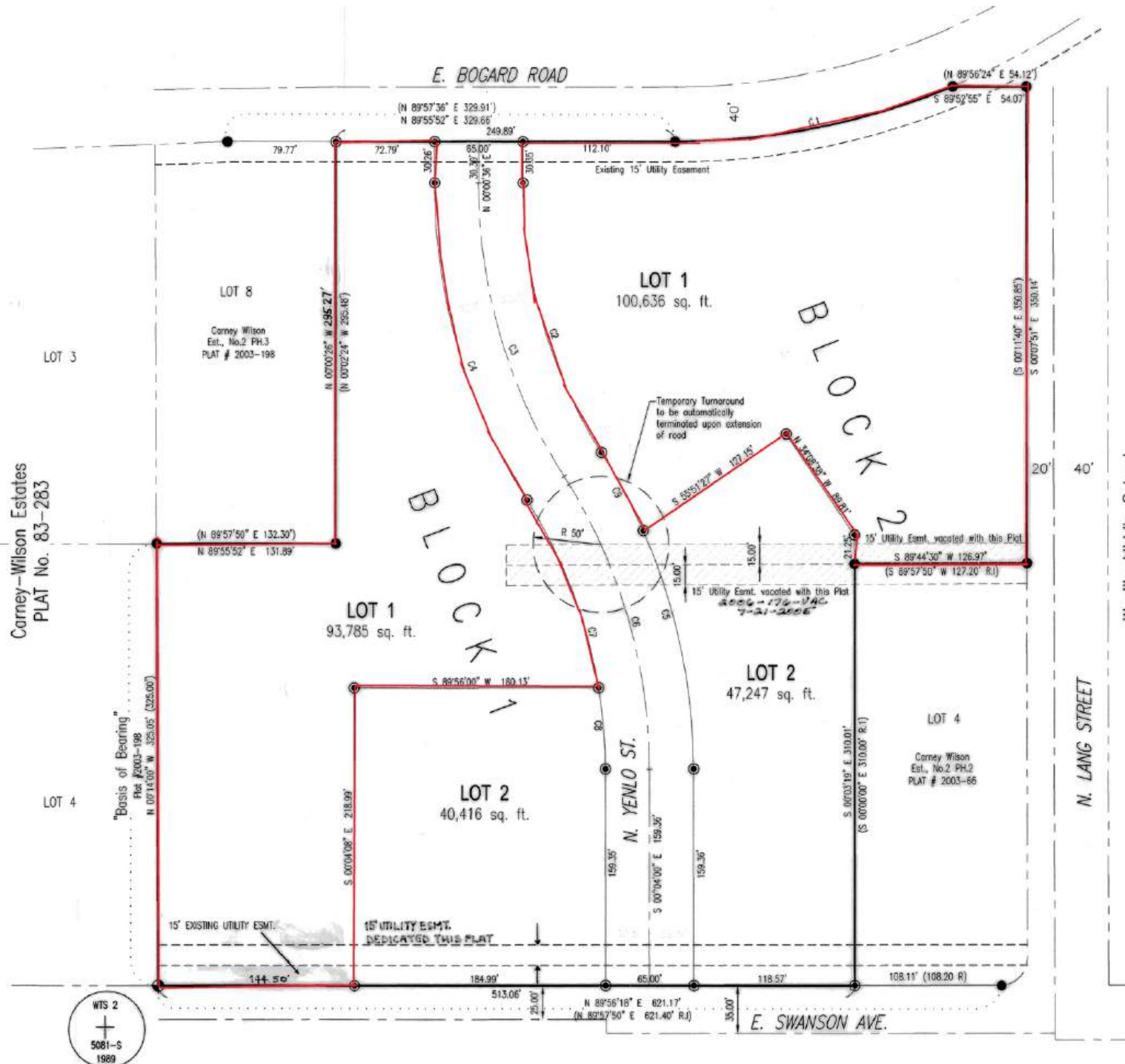
Sidewalk  
8 ft



# AERIAL



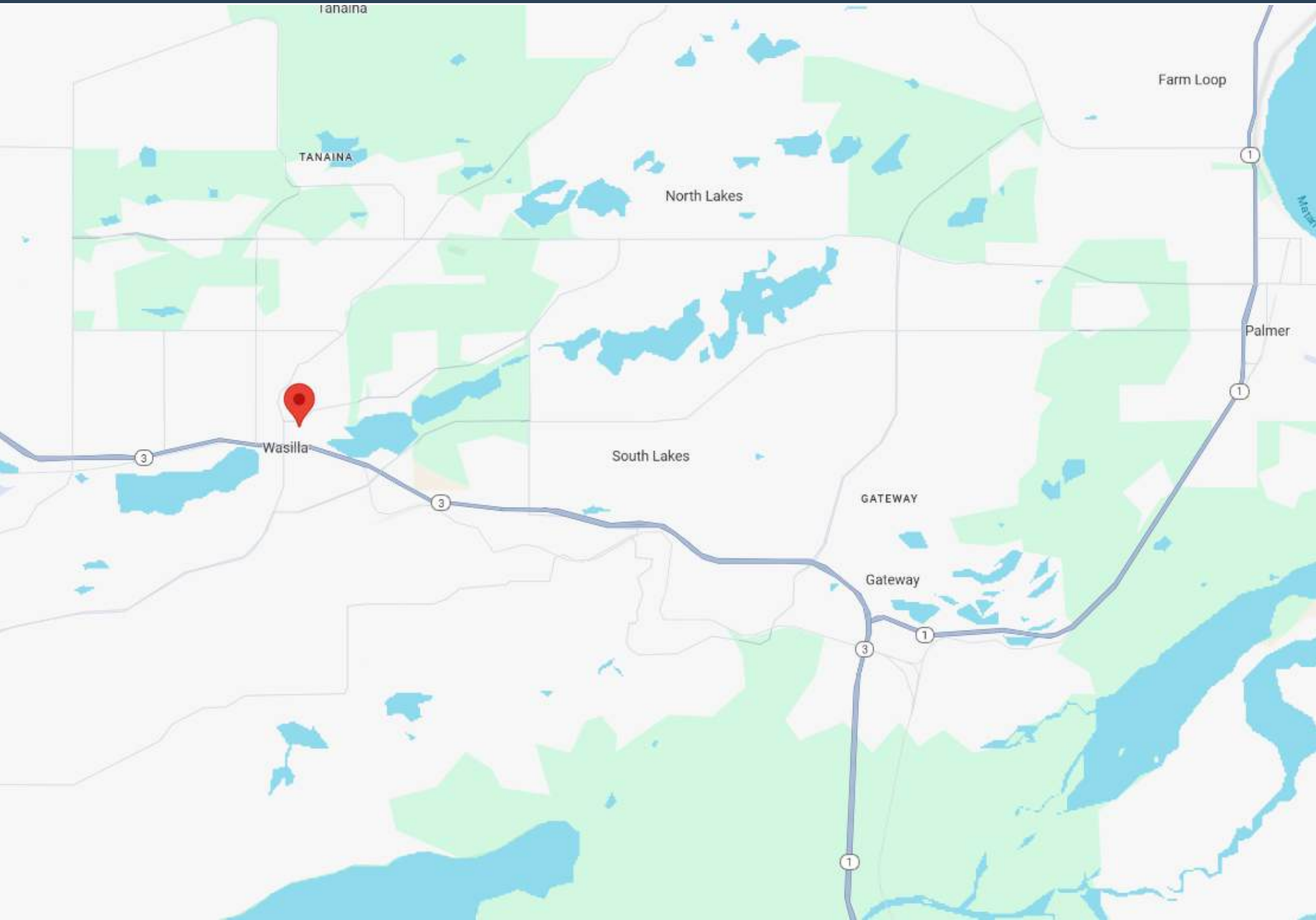
# PLAT



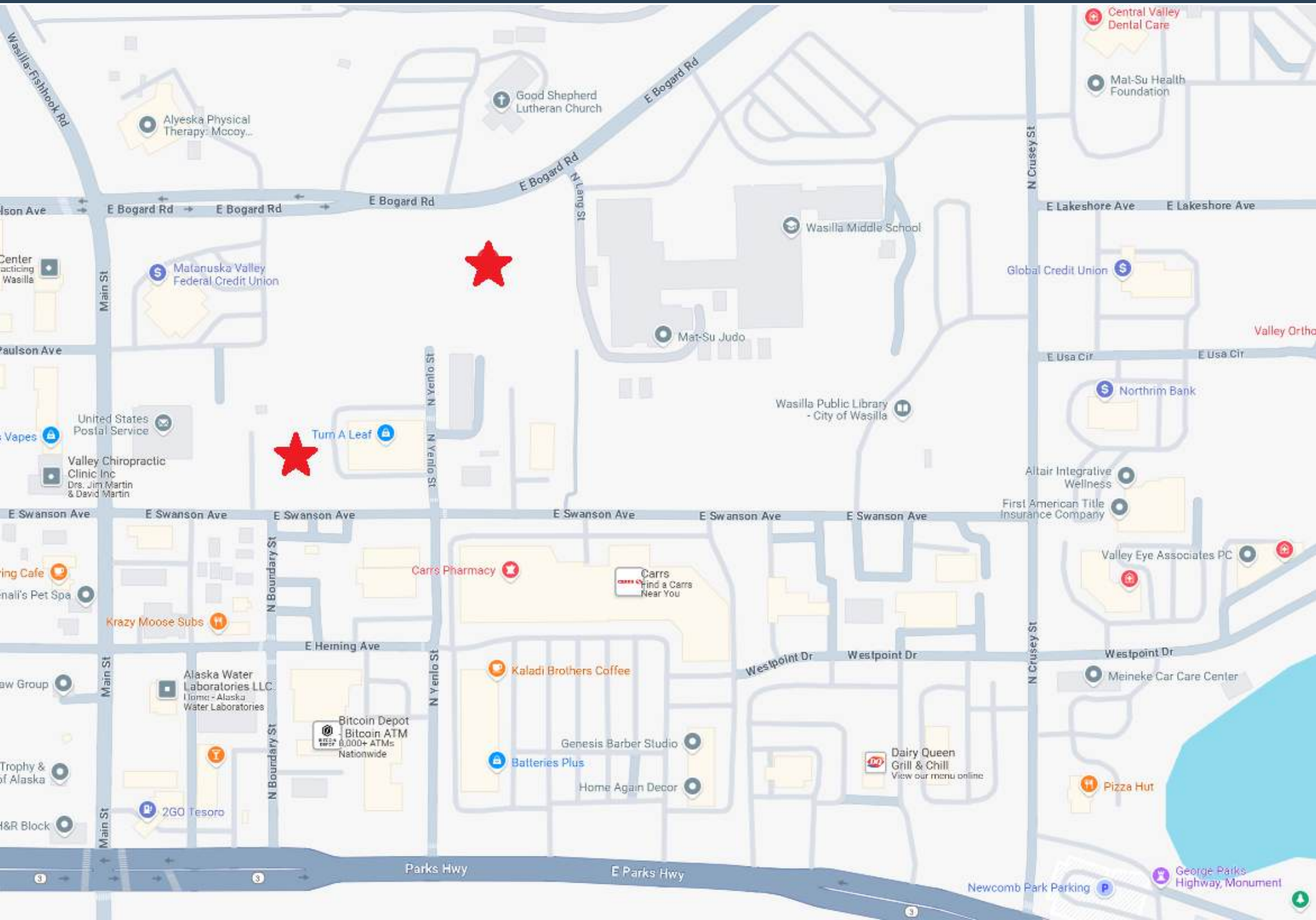
2007-7  
PALMER REC DIST  
Date 1/17 2007  
Time 3:13 P.M.  
Requested By MCB  
Address

2006-141  
PALMER REC DIST  
Date 8/30 2006  
Time 3:14 P.M.  
Requested By MCB

# LOCATION



# LOCATION



# AVERAGE DAILY TRAFFIC COUNTS

