

FULL REPORT



MULTI-FAMILY

MLS #: 107510	Asking Price: \$199,900
Status: ACTIVE	Configuration: Apartment Style
Address: 1324 2ND AVENUE	
City: FAIRBANKS	
Zip: 99701	Bedrooms/Unit: Two
Type: TRIPLEX	Construction: 2x6
Area: NORTH FAIRBANKS	Foundation: Concrete Block
Garage Capacity: 0	Age: 20 + yrs.
Licensee: AUDREY J FOLDOE - (907) 456-6000	Garage Type: None
MEYERES REAL ESTATE - Main (907) 456-6000	

General

Asking Price: **\$199,900**
 # of Acres: **0.0925**
 Commission: **2.5%**
 Total Units: **3**
 # Parking Spcs: **6**
 Subdivison: **Townsite**
 Lot (Tax Lot): **9B**
 Block (Section): **22**
 Listing Date: **2/14/2008**
 Owner: **DAVID BURROW**
 Elementary: **Denali**
 Middle School: **Ryan**
 Senior High: **Lathrop**

General

Year Built: **1988** Sign: **Yes**
 Zoning: **Two-Family Residential**
 Overlay:
 # of Bath Areas: **3.00**
 Aprx. Lot Sq. Ft: **4030**
 Aprx. Building Sq. Ft: **2596**
 Aprx. Garage Sq. Ft:
 Garage Capacity/Unit: **0**
 CCRs Y/N: **No**
 APOD Y/N: **Yes**
 Original Price: **\$199,900**
 DOM: **63**
 Prc/SqFt: **\$77.00**
 Virtual Tour:

Features

Exterior Finish: **T1-11**
 Water: **Public** Sewer: **Public**
 Heating: **OHWBB**
 Utilities Paid: **Heat by Owner, Electric by Owner, Electric by Tenant, W/S by Owner**
 Extras:
 Laundry: **Yes**
 Appliance/Equip: **Range/Oven, Refrigerator**
 Fire Service: **Yes** Road Service: **Yes**
 Terms: **Cash/Refinance** Showing Inst: **Call Listing Licensee, Appointment Only**

Financial

Directions: **AIRPORT WAY TO NORTH ON COWLES, LEFT ON 2ND AVENUE, AT CORNER OF BADGER & 2ND.**

Taxes: 4013.18	HOA Dues/Mo.: N/A
Tax Parcel: 0031071	Assessments: No
Mill Rate: 18.803	Min. Earnest Money: 5000
Possession: RECORDING	Internet Y/N: Yes

Remarks

EACH LEVEL HAS A 2 BDRM 1 BATH UNIT. LOWEST LEVEL RECENTLY REMODELED. ONLY 3 ELECTRIC METERS ON SITE: 1 FOR THE BOILER, 1 FOR THE UPPER LEVEL, AND 1 FOR THE 2 LOWER UNITS (OWNER PAYS ELEC ON 2 LOWER UNITS). TRIPLEX IS IN GOOD CONDITION, CLOSE TO DOWNTOWN, ALL LEASES WITH VARIOUS ENDING TIMES. EACH UNT HAS WASHER & DRYER HOOK-UPS & TENANTS FURNISHES THEIR OWN W/D. BOILER ROOM IS LOCATED AT END OF LOWER UNIT.