

ALL FIELDS DETAIL


MLS #	108025	Lot Size	3.0-4.9 ac
Status	ACTIVE	Approx. Sq. Ft. Unit To Show	Over 20,000
Type	MULTI-PURPOSE		
Address	MILE 266 RICHARDSON HIGHWAY		
Address 2			
City	DELTA JUNCTION		
State	AK		
Zip	99737		
Area	DELTA JUNCTION		
Class	COMMERCIAL/INDUSTRIAL		
Asking Price	\$799,000		
Sale/Rent	For Sale		
IDX Include	Yes		

GENERAL

# of Parking Spaces	30	Restrooms	4.00
Licensee	AUDREY J FOLDOE - (907) 456-6000	Listing Office 1	MEYERES REAL ESTATE - Main (907) 456-6000
Listing Licensee 2		Listing Office 2	
Commission to Selling Off	3%	Subd. Township/Range	Buffalo Townsit
Lot (Tax Lot)	SEE REMARKS	Block (Section)	SEE REMARKS
Listing Date	4/11/2008	Expiration Date	3/1/2009
Owner	JOANNE R. HEITMAN	Owner Phone	
Year Built	1958	Zoning	Other
Zoning Overlay		Lot Sq. Ft.	137,649
Unit Sq. Ft.	21500	# of Acres	3.159986
CCRs Y/N	No	Sign Y/N	Yes
Annual Gross Income		Annual Expenses	
Annual Net Op Income		APOD Y/N	No
No. Living Units	1	Off Market Date	
Mapping		Tax ID	
Update Date	4/11/2008	Status Date	4/11/2008
HotSheet Date	4/11/2008	Price Date	4/11/2008
Input Date	4/11/2008	Associated Document Count	0
Original Price	\$799,000	Cumulative DOM	309
Days On Market	126	Price/Sq Feet	\$37.16

FEATURES

TYPE OF BUSINESS	HEATING	WALLS	MISCELLANEOUS
Retail	Oil	Sheetrock	Living Quarters
Shop	FLOORS	UTILITIES	Display Window
Professional Services	Slab	Well	Truck Door
Office		Septic	Delivery Door
Other/See Remarks		Electric	Shelving
FRONTAGE		R. E. STATUS	Inside Storage
Richardson		Land Included	Outside Storage
CONSTRUCTION		Building Included	TERMS
Concrete			New Finance

FINANCIAL

Directions	ADJACENT TO THE IGA GROCERY, ON THE RIGHT AS YOU DRIVE INTO DELTA FROM FAIRBANKS.	Taxes	N/A
Mill Rate	N/A	Internet Y/N	Yes
Tax Parcel	N/A	FNSB Map #	N/A
HOA Dues/Mo.	N/A	Assessments Y/N/UNK	No
Min. Earnest Money	10000	Possession	RECORDING

SOLD STATUS

How Sold	Contract Date
Closing Date	Sold Price
Selling Licensee 1	Sell Team
Selling Office 1	Selling Office 2
Selling Licensee 2	Selling Licensee 3
Selling Office 3	Additional Comments

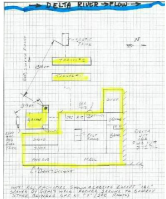
REMARKS

DIEHLS'S SHOPPING MALL TO THE LEFT OF IGA. 21,500 SQUARE FEET OF MALL & OFFICE SPACE. 1 FULL BATH IN UPSTAIRS APARTMENT, 3 RESTROOMS IN MALL, DIEHL'S DELIGHT (COFFEE SHOP), ALASKRAFTS/FIELDS HOUSE LTD, WIRELESS DELTA, LOVIN STITCHES MATERIAL, M&W NOVELTY STORE, REALTOR'S OFFICE, AND WELLS FARGO BANK. THERE IS A LOT OF AVAILABLE SPACE TO LEASE, PLUS A SHOP & GARAGE, DETACHED GARAGE, AND 2 MOBILE HOMES. THIS HUGE BUILDING IS CONCRETE WITH LAMINATED BEAM & POST CONSTRUCTION - UNLIMITED USES! RIGHT IN THE HEART OF DELTA JUNCTION WITH THE RICHARDSON IN FRONT AND THE DELTA RIVER IN REAR. CALL FOR INFORMATION AND A PACKET ON THIS OUTSTANDING PROPERTY.

ADDENDUM

PROPERTY INCLUDES A PORTION OF LOTS 3 & 4 OF BUFFALO CENTER TOWNSITE & A PORTION OF GOVERNMENT LOT 22 & ALL OF LOT 23, SECTION 4, T1S R1E. 200 FOOT WELL, 1 2500 GALLON FUEL TANK & 2 500 GALLON FUEL TANKS, BURIED PROPANE FOR FIRST TRAILER.

ADDITIONAL PICTURES



DISCLAIMER

This information is not guaranteed. Interested parties are advised to independently verify this information through personal inspection or with appropriate professionals.