

# Anchorage - C-2 @ 40th Ave. & Laurel St.



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## Parcel Attributes:

- 4.5 acres in UMED
- Zoning: R-0 SL – Residential-Office w/ Special Limitations
- Full utilities (2016)
- Approx. Value: \$3,528,000 – \$18.00 psf
- Projected annual rents: \$282,269 @ 8%

## Current Status:

- Vacant & actively marketed
- Construction of utilities completed in 2016