

List#: 21-12618 Type: Commercial Lease Primary Space: Office/Retail PS Rent-Min Mth \$/SF 3.15 PS SF - Total Avail: 1083

SS Rent-Min Mth \$/SF: SS SF - Total Avail: PS SF-Max Contiguous: 1083 SS SF-Max Contiguous: PS SF-Min Avail: 1083 SS SF - Min Avail:

Status: Active

Secondary Space:

Property Use: Mixed Use

Area: WA - Wasilla

Legal: Cottonwood Creek Place, TR A5

Grid# (Muni Anch): N/A Tax Map # - Mat-Su: WA11

Near: Wasilla Zip Code: 99654

Borough/Census Area: 1D - Matanuska Susitna Borough

Region: 1 - Southcentral Alaska Region

Zoning: C - Commercial SF-Lot: (re: Cities Wasilla/ Acres: Houston) Latitude: 61.576439 Longitude: -149.405306 Building Info: Year **Primary Space:** Built: 2012 General Condition: excellent: Rent-Min Monthly: 4,073 Primary Rental Type: Rentable вома Features-Commercial: Utility & Svc Pmt: Electric: Tenant; Gas: Tenant; Grounds Maint: Tenant; Insurance-Building: Tenant; Insurance-Other: Tenant; Janitorial-Common: Tenant; Janitorial - Lse Spc: Tenant; Maintenance: Tenant; On-Site Parking; Restroom(s)-Private; In Parking/Yard Space: Tenant; Real Estate Taxes: Tenant; Refuse: Tenant; Sewer Septic: Tenant; Signage: Tenant; Snow Removal: Tenant; Water/Well: Tenant City Limits; Mall Lease Terms: Lease All Space Req **Documents:** Docs Posted on MLS

Directions: Located at the intersection of E Parks Highway and E Palmer-Wasilla Highway adjacent to Target.

Public Remarks: Superior Class A retail center in the heart of Wasilla adjacent to Target and Walgreens and in the same mall as Starbucks. Approx. 1,083sf. Offered at \$3.15psf plus CAMs of \$.61psf =\$4.072.08 monthly. High ceilings, 2 bathrooms, office, rear door, customer service counter. Minimum 5-year lease term preferred. Subject to any use restrictions of the mall. Sorry no marijuana or related products,

**DOM**: 0

LO: Pacific Tower Properties (907) 561-4010

Provided as a courtesy of Mobile - (907) 242-5309 Melonie Chapman Pacific Tower Properties 400 D Street Suite #300

Anchorage, AK 99501

Office - (907) 561-4010 mchapman@pacifictower.com http://www.pacifictower.com

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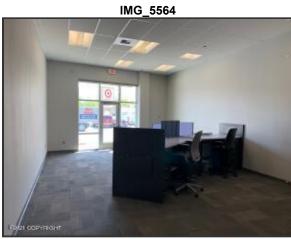
adult stores or restaurants or coffee shops. Unit is vacant and easy to see.





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IMG\_5573



IMG\_5568



IMG\_5571







IMG\_8162



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1771 E Parks Hwy - site plan

