

COMMERCIAL INVESTMENT BIG LAKE, AK





PROPERTY HIGHLIGHTS

- 44,514 SF across 9 buildings
- 4-acre commercial campus
- Multiple income-producing tenants
- Storage, retail, office & warehouse income
- Fully fenced with dual-gated access
- Three-phase power
- Value-add and expansion potential



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907-274-5926



Rocky Big Lake Subdivision

Block 4 Lot 4 Block 3 Block 2

BASIS OF BEARING
Plat No. 77-87
N 89°56'50"W 517.42'(R) S17.55'(R)

Legend

- (⊕) Found brass cap monument
- Found 1/2" rebar
- Found 3/8" rebar
- [] Electric meter
- [] Electric transformer pad
- Power pole w/guy wire
- (M) Measured dimension
- (R) Record dimension

Tract B

Unsubdivided S 0°03'50"E 330.00'

10' Utility easement (typical)

Building 192.0' x 70.0'

Downday

Building 166.2' x 71.0'

Sign

N 3°34'20"W 330.43'(M) 330.00'(R)

Shed (3.5x10.0)

Well

Building 30.5' x 1.30'

Building 35.5' x 1.30'

Building 30.5' x 1.30'

Building 30.5' x 1.30'

Shed (7x11')

Covered entry 41.0'

Building 129.5' x 41.0'

Covered storage

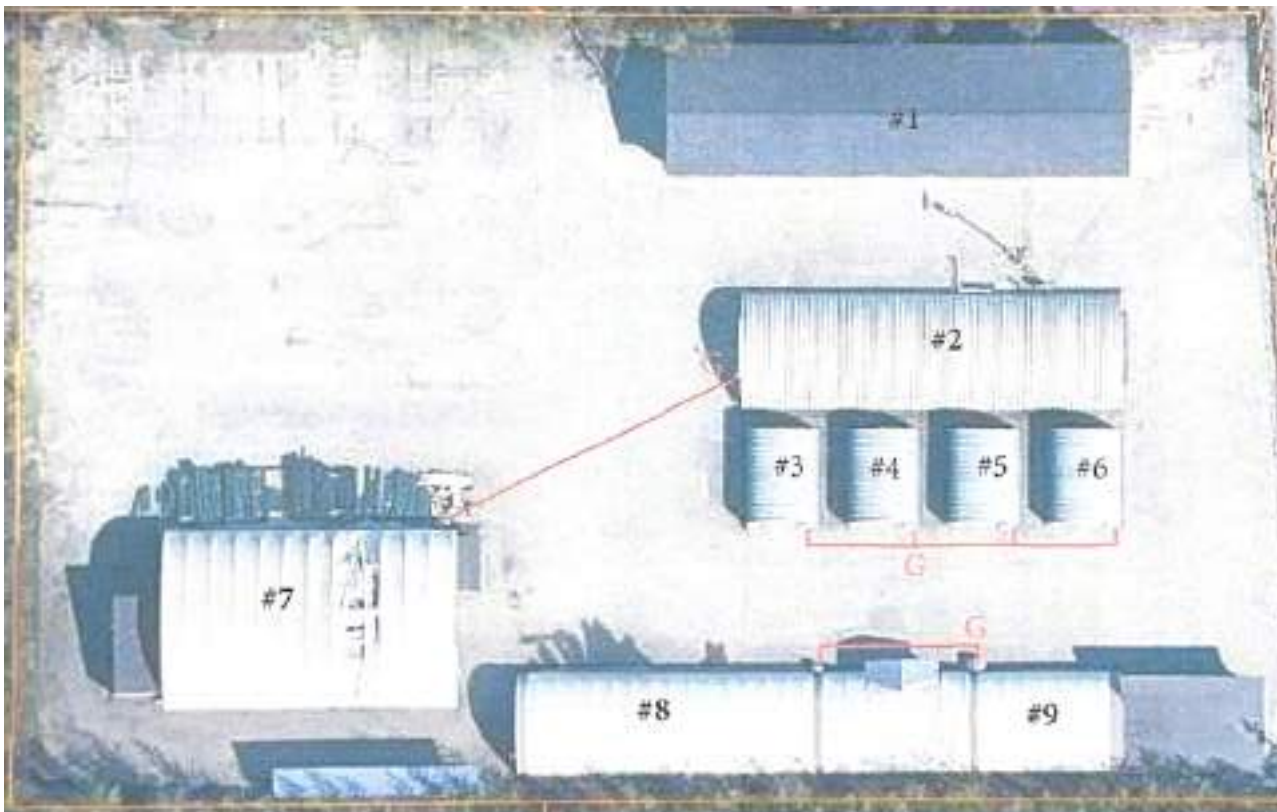
Entry

Shed (7x11')

S 89°56'50"E 538.45'

Note:
An extensive amount of this parcel is paved, however due to wintertime conditions at the time of the survey, the extents of the pavement could not be determined.

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- Natural Gas: Buildings #2-#9 are connected to gas. Building #1 does not require gas.
- Well: Located adjacent to Buildings #4-#6.
- Electric: Meter and transformer shown on survey near the center/east side of the property.
- Power: 3-phase power available throughout the site.
- Water/Sewer: Only Building #2 is confirmed as fully plumbed in the provided documents.

PRIVATE GARAGE RENTALS



LARGE MIX-USE STORAGE



LARGE MIX-USE STORAGE



OFFICE SPACE



EXTERIOR STORAGE



PREMIUM LOCATION & SIZE



CALL TODAY!



3042 S Big Lake Road is a 4-acre commercial campus featuring 44,514 SF across nine buildings. The property offers diversified income from retail, office, warehouse, and storage uses, with established infrastructure including three-phase power, paved access, secure fencing, and dual gated entrances. Its flexible layout and multiple revenue streams make it an attractive opportunity for both investors and owner-users in the growing Big Lake market.

Buyers are responsible for conducting their due diligence.



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