



**FORMER
ACADEMIC CAMPUS**

CAMPUS

**BERKSHIRE
HATHAWAY**
HOMESERVICES

ALASKA
REALTY

**MIDTOWN ANCHORAGE
REDEVELOPMENT PROPERTY FOR SALE**

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SALE PRICE

\$4,700,000

LAND

1.98 Acres

BUILDINGS

27,821 SF

**BERKSHIRE
HATHAWAY**
HOMESERVICES

ALASKA REALTY



PROPERTY HIGHLIGHTS

Ideal location for a small private school, a campus for multiple nonprofit organizations, re-development opportunity for office or mixed-use which could provide for retail businesses on ground floor with housing above! The site has been operated as an award-winning Catholic private school, since 1987.

Located on Fireweed Lane, between Spenard Road and Arctic Blvd, the property offers Nine (9) lots, all zoned General Business, with five (5) buildings, ranging from 2,032 SF up to 10,583 SF. Site is level, providing several curb cuts for multiple access points to the property from both Fireweed Lane to the north and 25th Avenue to the south. Site has a combination of pavement, landscaping and a recently installed playground.



ANCHORAGE — 2026 MARKET SNAPSHOT

Anchorage is the largest city in Alaska, holding about forty percent (40%) of the state's population at approx. 291,000 residents. Set along the Cook Inlet, it blends modern city life with vast wilderness, acting as a major hub for transport, business, and military defense.

Main industries supporting the overall economy, are the Federal government, the energy sector (oil and gas) with most Alaska headquarters located within Anchorage, followed by transportation, tourism, health care and construction.

The Ted Stevens Anchorage International Airport is the busiest cargo airport in the USA and 3rd in the world, as ranked by ACI World. The Don Young Port of Alaska (Anchorage) handles 75% of marine cargo shipped to Alaska, being 90% of the goods consumed by the whole Alaska. Half of all freight delivered through the Port is destined for outside of Anchorage.



MIDTOWN ANCHORAGE

Midtown has one of Anchorage's highest concentrations of jobs, retail, restaurants, hotels, transportation access, and services. A majority of all new hotels built in Anchorage over the last decade have been in Midtown. The Alaska headquarters for most energy and financial companies, along with Alaska Native Corporations, are located within this district.

This area has an advantage with its central location. It is easily accessible to all parts of Anchorage with Seward Highway and Minnesota Parkway on its wings and the proximity to Anchorage's major employment centers. Larger lots sizes has allowed for development to include on-site surface parking, whereby most parking downtown is street parking that is metered or in garages. This has allowed Midtown to outperform downtown in attracting office and retail tenants.

Commercial land makes up roughly 58 percent of the total land area in Midtown and 61 percent of the total property value in Midtown. About 17 percent of the Municipality of Anchorage's total commercial property value can be found in Midtown, making it one of the city's largest and most valuable commercial districts. *

Mixed-Use Re-Developments for Anchorage properties are gaining momentum with Anchorage mayor's office promoting 20 year tax abatement for new housing of 8 units or more. The recent consideration of AO 2026-093 by the Anchorage Assembly to enact within the Anchorage Municipal Code, Tax incentives for Mixed Use Multi Unit Housing, these will directly benefit midtown properties. 53% of the Midtown commercial buildings have an approximate age over 50 years.

* May 2025 | Midtown District Plan Economic + Housing Analysis | Agnew Beck for Anchorage Community Development Authority

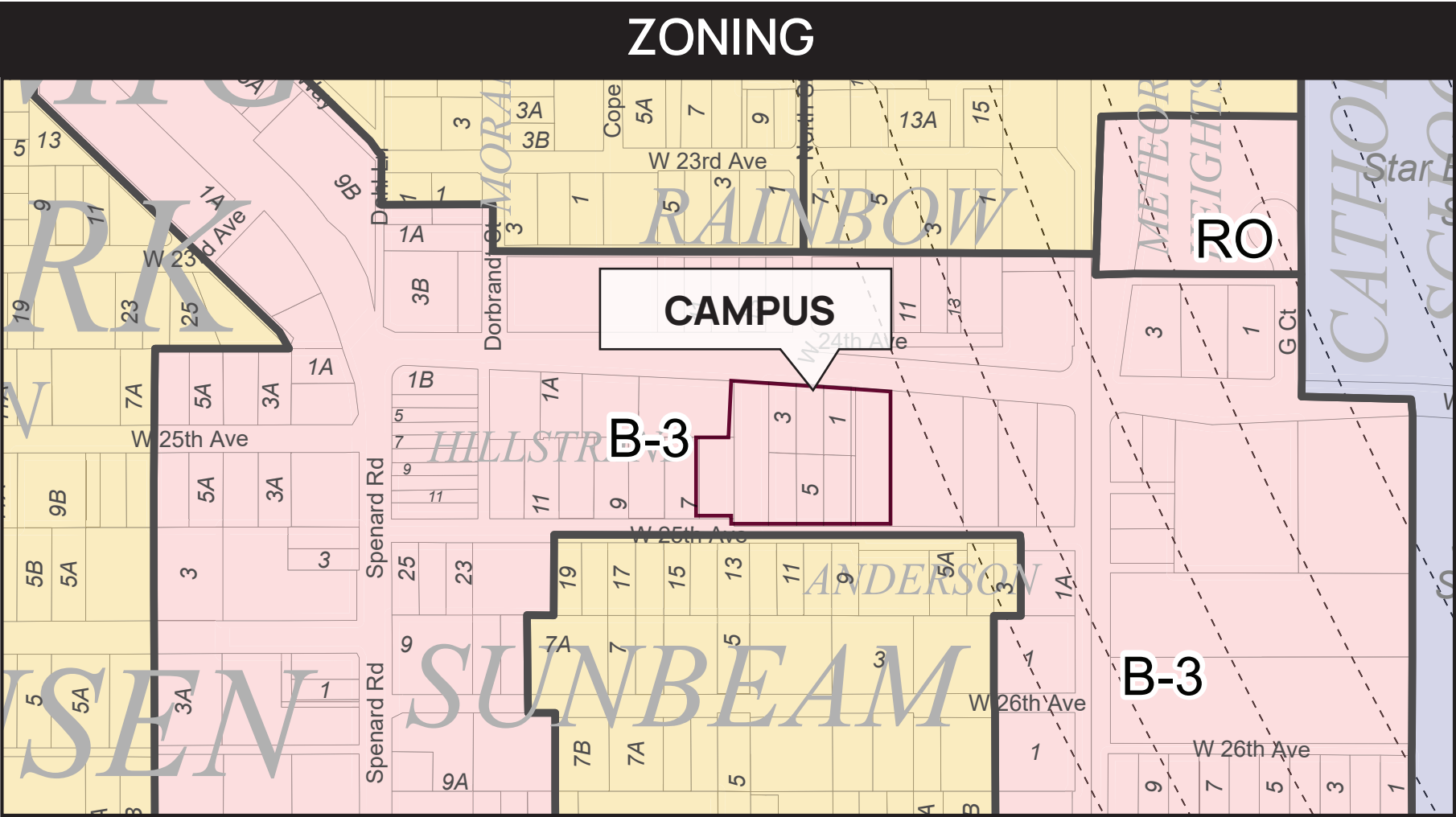
BUILDING DESCRIPTIONS

Address	Legal	# of Bldgs	Comments	Year Built	Land Size	Building Size	Zoning	MOA Land Assessment	MOA Bldg Assessment	Total Assessment	\$/Land SF	\$/Bldg SF
900 W Fireweed Ln	Lot 1 W50', B1 Snyder Addn	1	Main campus two story building, provides for a mix of classrooms and corporate/admin offices	1972	6,575	10,583	B3	\$146,800	\$1,269,960	\$1,416,760	\$22.33	\$120.00
927 W 25th Ave	Lot 4,5,6 W50', B1 Snyder Addn	1	Administrative and classroom building, adjacent to playground	1957	19,881	5,984	B3	\$366,800	\$647,700	\$1,014,500	\$18.45	\$108.24
1010 W Fireweed Ln	T13NR4W Sec 24 N2NE-4SE4SE4 W66'E436'S275	2	1st Bldg (Office-Retail): 2,460 SF fronting Fireweed Land, concrete block single story. 2nd Bldg: Mixed use with classrooms on ground floor and apartments on 2nd floor, basement has laundry and storage	1959	17,820	9,222	B3	\$384,700	\$770,100	\$1,154,800	\$21.59	\$83.51
1021 W 25th Ave	Lt 6, Hillstrand	4	Small living unit, small cabin	1957	9,630	2,032	B3	\$183,300	\$247,800	\$431,100	\$19.03	\$121.95
					Land Size	Building Size		Land Asmt	Building Asmt	Total Asmt	\$/Land SF	\$/Bldg SF
					52,906	27,821	Gross MOA Assessed Value	\$1,081,600	\$2,935,560	\$4,017,600	\$20.06	\$0.00

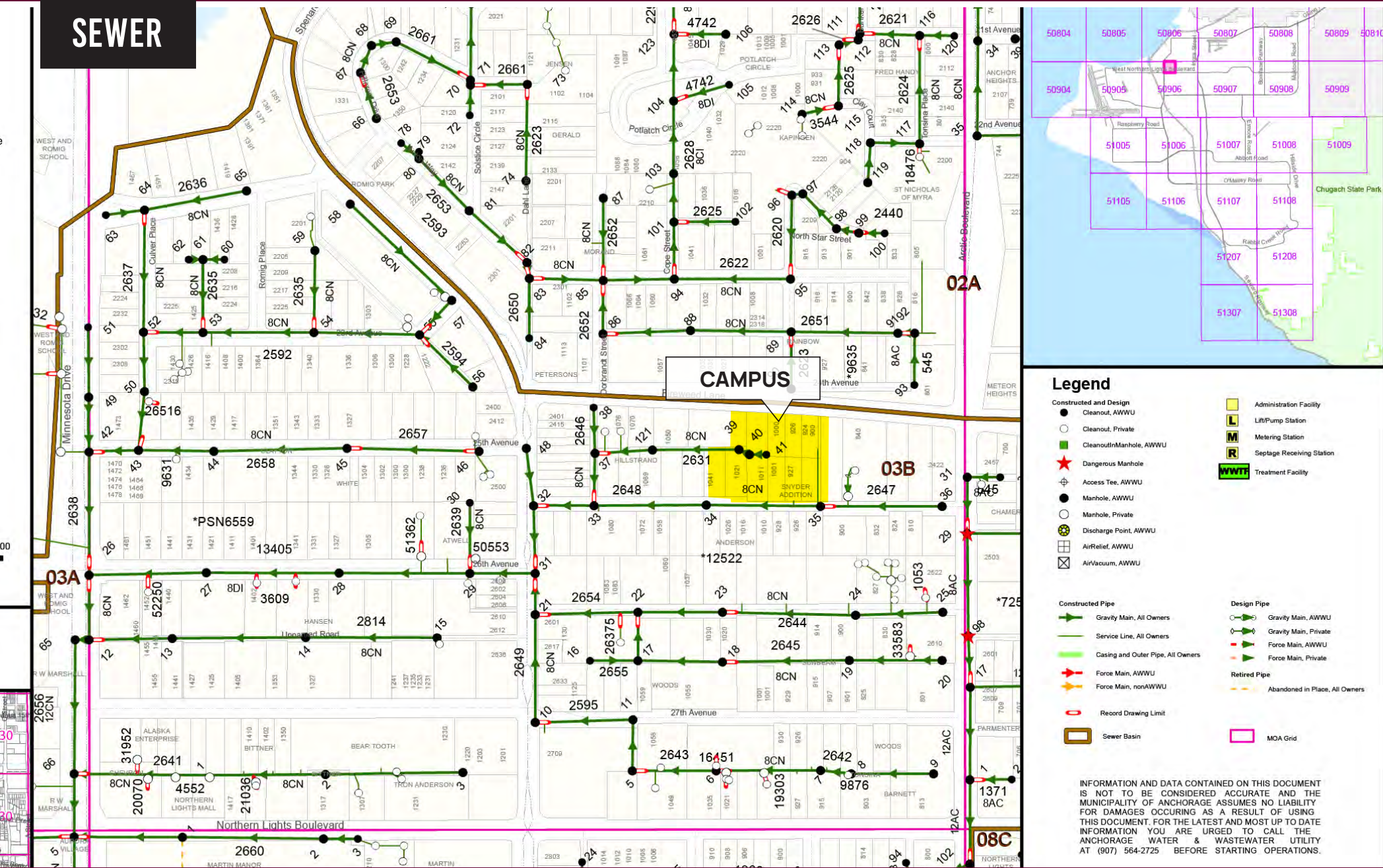
Address	Legal	Tax ID	Comments	Year Built	Land Size	Building Size	Zoning	MOA Land Assessment	MOA Bldg Assessment	Total Assessment	Land SF	\$/Big SF
1021 W 25th Ave	L16. Hilstrand	001-252-40	Small living unit, Small cabin	1957	9,630	2,032	B3	\$183,300	\$247,800	\$431,100	\$19.03	\$121.95
1010 W Fireweed Ln	T13NRaw Sec 24 N2NE-4SE4SE4	001-252-61	St. Dom's Building- concrete block single level 2,460sf - Second Bldg Mixed Living units and classrooms multiple	1959	17,820	9,222	B3	\$384,700	\$770,100	\$1,154,800	\$21.59	\$83.51
1000 W Fireweed Ln	Lot3, B1, Snyder Addn	001-252-62	Parking Lot - Central Lot		6,665	--	B3	\$148,800	\$8,900	\$157,700	\$22.33	
926 W Fireweed Ln	Lot 2, B1 Snyder Addn	001-252-63	Parking Lot - Central Lot		6,585	--	B3	\$147,000	\$9,600	\$156,600	\$22.32	
927 W 25th Ave	Lot 4,5,6 W50', B1 Snyder Addn	001-252-99	Admin/Classroom Bldg with Play-ground	1957	19,881	5,984	B3	\$366,800	\$647,700	\$1,014,500	\$18.45	\$108.24
900 W Fireweed Ln	Lot 1 W50', B1 Snyder Addn	001-252-64	Low Rise off Bldg - Classroom	1972	6,575	10,583	B3	\$146,800	\$1,296,960	\$1,416,760	\$22.33	\$120.00
No Address	Lot 6 E8', B1 Snyder Addn	001-252-90	8' Wide Frag Lot between 927 W 25th Ave and East Parking Lot		1,041	--	B3	\$17,000	\$0	\$17,000	\$16.33	
No Address	Lot 1 E8', B1 Snyder Addn	001-252-89	8' Wide Frag between 900 W Fireweed Ln and East Parking Lot		1,041		B3	\$23,800	\$0	\$23,800	\$22.86	
No Address	T13NR4W Sec 24 N2NE-4SE4SE4 W66' E436'S275	001-252-88	East Side Parking Lot Serving 900 W Fireweed Ln		16,955		B3	\$253,400	\$28,000	\$381,400	\$20.84	
					Land Size	Building Size		Land Asmt	Building Asmt	Total Asmt	\$/Land SF	\$/Big SF
					86,193	27,821	Gross MOA Assessed Value	\$1,771,600	\$2,982,060	\$4,753,660	\$20.65	\$107.19



MARKET OVERVIEW



SEWER



STORMEagan
Park

SW1528 SW1529 SW1530
W Northern Lights Blvd

SW1628 SW1629 SW1630

Anchorage Bowl
Legal: SE 1/4 Sec24 T13N R4W

Notes:

CAMPUS

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MOA Storm Drain and Drainage Atlas

Map Created: 6/13/2026

WATER

Legend

All Status (Constructed, Design, Standby)

- Gate or Butterfly, AWWU
- Gate or Butterfly, nonAWWU
- All Valve Types, All Owners, Closed
- Single, AWWU
- Single, Private
- Single, Unknown Owner
- Double, AWWU
- Double, Private
- Flushing, AWWU
- All Hydrant, Other Utility
- Well, AWWU
- Well, Private

Constructed Pipe

- Main, AWWU
- Service Line, Private
- Main, Other Utility
- Casing and Outer Pipe, All Owners

Design Pipe

- Main, AWWU
- Service Line, Private
- Retired Pipe
- Abandoned in Place, All Owners

- Record Drawing Limit
- Other Regulated Utility

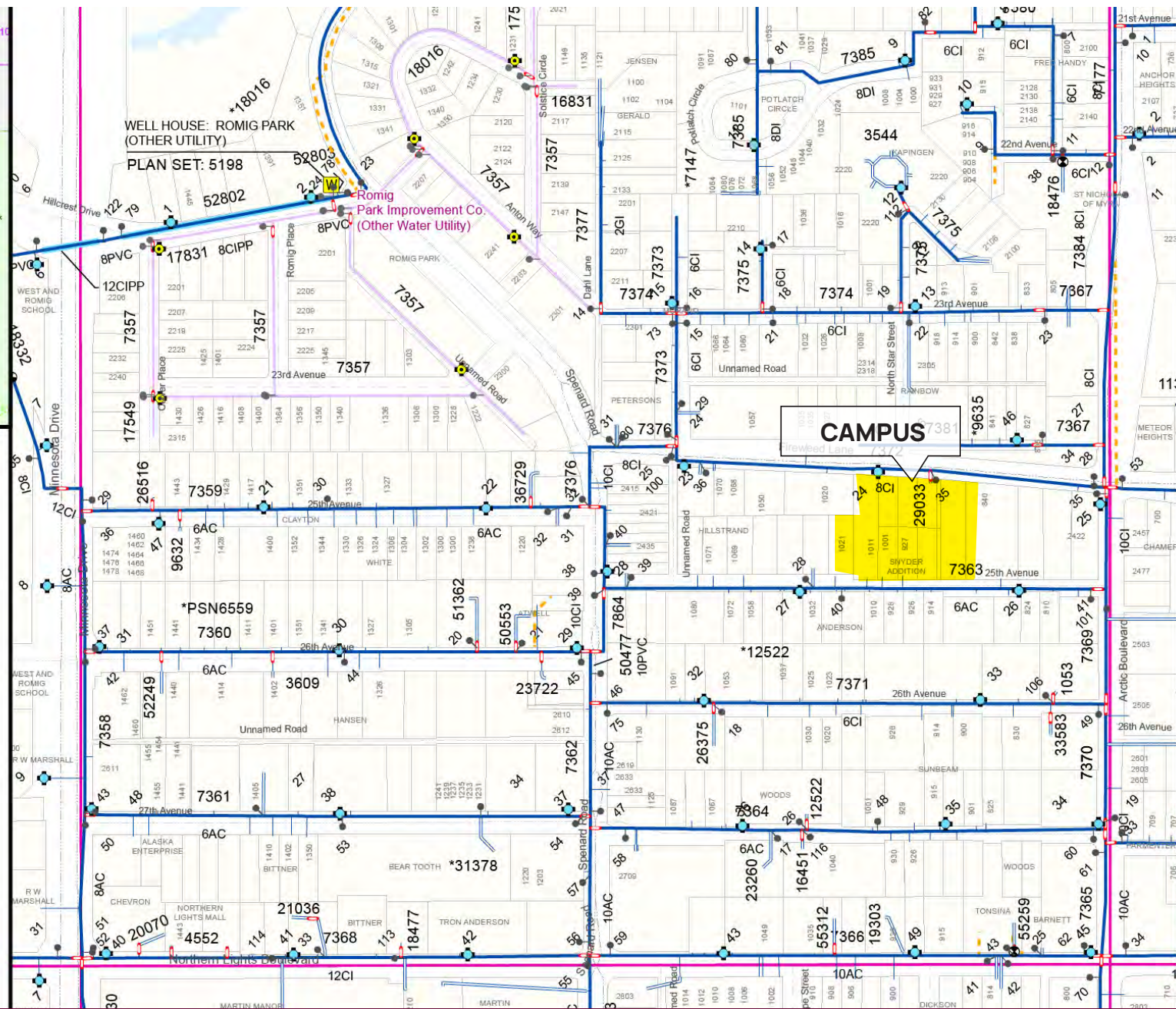
- Administration Facility
- Air Vacuum Facility
- Booster Station Facility
- Pressure Reducing Facility
- Reservoir Facility
- Valve Facility
- Well Facility
- Water Treatment Facility

Design Pipe

- Main, AWWU
- Service Line, Private
- Retired Pipe
- Abandoned in Place, All Owners

- Pressure Zone
- MOA Grid

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