

Address: 914 W 23rd Avenue



<b>Listing #</b>	06-15527	<b>Price-List</b>	\$ 274,900
<b>Status</b>	Active	<b>Near</b>	Anchorage
<b>Zip Code</b>	99503	<b>Type</b>	Multi-Family
<b>Beds</b>	4	<b>Baths</b>	4.00
<b>Acres</b>	0.16	<b>Bldgs-Ttl #</b>	1
<b>Carport</b>	0	<b>Garage</b>	0
<b>Units-Ttl #</b>	4	<b>Prkg Spcs</b>	4
<b>Latitude</b>		<b>Longitude</b>	
<b>Year Built</b>	1954	<b>Income-Gross Annual</b>	

**Exp-Annual**

**Area:** 10 - Spenard  
**Borough/Census Area:** 1A - Anchorage Municipality  
**Region:** 1 - Southcentral Alaska Region  
**Zoning:** R3 - Multiple Family Residential

<b>School-Elementary</b>	North Star	<b>School-Middle</b>	Romig	<b>School-High</b>	West Anchorage
<b>Energy Rating</b>		<b>Remote Description</b>		<b>SF-Building Apx</b>	2,040
<b>SF-Lot</b>	7,000	<b>Assessed Value</b>	\$ 273,600	<b>Tax ID</b>	0011613900001
<b>Tax Map #-Mat-Su</b>	N/A	<b>Grid # (Muni Anch)</b>	SW1529	<b>Taxes</b>	\$ 4,186
<b>Tax Year</b>	2006	<b>Construction Status</b>	Existing Structure	<b>Year Remodeled</b>	
<b>Year Updated</b>		<b>Prkg Spcs</b>	4	<b>Price-List</b>	274,900.00

**Directions:** North on North Start off Fireweed, Right on 23rd. Property on right.

**Legal:** Rainbow L5 BB

**Public Remarks:** Info package, photos, www.RealS8.com. Corporate-owned property sold as-is. Attractive ranch-style building with parking at both ends, street and alley. Nice landscaping. Two 2-BR units on ends, two efficiencies in middle. Large shed. Outside storage for each unit. Separate mechanical room back of building. Listing office to hold earnest money, appraisal is buyer cost.

<b>Multi-Family Type:</b> Four-Plex <b>Building Info:</b> Units- # of Effcncy: 2; Units- # of 2 BR: 2 <b>Exterior Finish:</b> Wood <b>Roof Type:</b> Unknown-BTV <b>Foundation Type:</b> Concrete Block <b>Garage Type:</b> None <b>Carport Type:</b> None <b>Heat Type:</b> Baseboard <b>Fuel Type:</b> Natural Gas <b>Sewer-Type:</b> Public <b>Water-Type:</b> Public <b>Access Type:</b> Dedicated Road; Paved; Maintained	<b>View Type:</b> Mountains; Partial <b>Topography:</b> Level <b>Wtrfrnt-Frontage:</b> None <b>Wtrfrnt-Access Near:</b> None <b>Docs Avl for Review:</b> Docs Posted on MLS	<b>New Finance (Terms):</b> AHFC; Cash; Conventional; FHA; VA
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**Features-MultiFamily:** CO Detector(s); DSL-Cable Available; Smoke Detector(s); Tenant Storage

**Unit #1:** Bedroom: 2  
**Unit #3:** Parking Spaces: 1  
**Unit #4:** Bedroom: 2; Parking Spaces: 1

**LO:** Coldwell Banker Fortune (907) 562-7653

All information is deemed reliable, but is not guaranteed. Measurements are approximations. School boundaries are subject to change. Verification of listing data by all parties is recommended. See [copyright notice](#).

Prepared by Niel Thomas, ABR, CCIM, CRS on Thursday, September 28, 2006 12:45 PM  
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