



Alliance Realty LLC

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Listing Agent: **Roger Stone, Zig Ziegler, Duane Dorr**
 Terms: Cash

411/413 Mission Street



**NOW OFFERED AT
 \$699,000**

411/413 Mission Street | Ketchikan | AK | 99901

Commercial building with ground floor retail space and two upper floors with apartments. Located in the heart of Downtown. Extensively remodeled in 2002 with additional work in progress. 2 retail spaces on Mission Street, 2 storage spaces on Dock Street, and 8 apartments. Don't miss this Investment opportunity.

Office code: 2007-0666

Owners: Avatar Financial Group
 Property Address: 411/413 Mission Street
 Legal: USS 437, Block 21, Lot 3
 Dwelling: Commercial
 Zoning: CG
 2007 Assessment: \$565,400
 Building: \$406,500
 Land: \$157,100
 Rent: \$1,800
 2006 Taxes: \$9,077.99

Lot Data:
 Appx Sq Ft.: 3,973
 Frontage: 36.89
 Depth: 106.19

Construction:
 Living Sq ft.: 7,940
 Retail Space: 3,970
 Approx. Age: 1920s —
 (remodeled in 2002)

Living Area:

8 Apartments

- 1 — Efficiency
- 2 — 1 bedroom
- 4 — 2 bedrooms
- 1 — 3 bedrooms

- Common laundry room on second floor.
- New roof in 2000
- Sprinkled & Alarmed
- Extensively remodeled in 2002

Operating Cost:

Avg. Electric: N/A
 Avg. Fuel: N/A
 Tank cap.: 1000 gal.
 Fuel Co.: Andres

Water: City
 Hot Water: Oil
 Sewer: City
 Heat: Electric & Oil
 Electric: KPU

*Pro—Forma - Revenue & Expense Projection Attached

Information on this form is believed accurate, but not guaranteed