



**2204 Tongass Avenue  
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**7901-7909 and 7935 N Tongass Highway**



**\$630,000**

**Heavy Equipment Shop - Features five service bays and plenty of parking/storage space outside. Conveniently located on North Tongass Highway. Phase-One environment study performed on property in 2006.**

**Listing Agent: Nancy Brown  
Terms: Cash**

**\*Seller's principal officer is the spouse of listing licensee.**

**Office Code:** 2006-0607  
**Owners:** Evergreen Timber Limited Partnership  
**Legal Description:** USS 1923, Block 5, Lots 5 & 6  
**Property Address:** 7901-7909 & 7935 N Tongass  
**Current Zoning:** IL  
**Total Assessment:** \$325,400  
**Building:** \$167,800  
**Land:** \$157,600  
**Taxes for 2006:** \$3,188.92

**Construction:**  
**Shop sq. ft.:** 7,000 approx.  
(Five (5) Bays-each approx. 1,400 sq ft)  
**Approx. Age:** 1983

**Lot Data:**  
**Approx. sq. ft.** 32,940  
**Total Acres:** .756

**Heating System:**  
**Heat:** Oil  
**Electric:** KPU (each bay metered separately)  
**Sewer:** Septic  
**Hot Water:** Electric

Information on this form is believed accurate, but not guaranteed