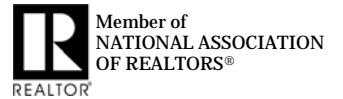




Alliance Realty LLC

2204 Tongass Avenue
 Ketchikan, AK 99901
 (907) 247-4663
 877-212-8411
 www.alliancerealtyllc.com



Listing Licensee : **Zig Ziegler**
 Terms: Cash

2409 FIRST AVENUE



\$290,000

2409 First Avenue | Ketchikan | AK | 99901

Very large commercial building in centralized westend location. Storage? Office space? Apartments? Large enough to do whatever...and at a great price !!!

Office code: 2009-0806
Owner: Richey, Karl
Legal: Lot 15, Block 12A, USS 1229
Type of Dwelling: Commercial
Zoning:

2008 Assessment: \$246,500
 Building: \$174,200
 Land: \$ 72,300
2008 Taxes: Exempt

Lot Data:
 Total sq. ft.: 3,650

Construction:
 Living sq. ft. 1st Floor: 4,400
 Basement: 1,500
 Total Sq. Ft. 5,900

Approx. Age: 1968

Living Area	<u>1st Flr</u>	<u>Basement</u>
Bathroom	X	
Kitchen	X	
Range	X	
Refrigerator	X	

Special Features: Former Church, Building in good condition, great roof and well maintained. Boys and Girls Club still renting but do not use.

Operating Cost:
 Avg Electric: \$149.07/mo

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

Information on this form is believed accurate, but not guaranteed

