

Address: C008 E Cope Industrial Way



Listing #	10-6261	Price-List	\$ 499,000
Status	Active	Near	Palmer
Zip Code	99645	Type	Vacant Land
Acres	9.30	Assessed Value \$	
Down Payment		Grid # (Muni Anch)	N/A
Latitude	61.590242	Longitude	-149.104513

Area: PA - Palmer
Borough/Census Area: 1D - Matanuska Susitna Borough
Region: 1 - Southcentral Alaska Region
Zoning: RMKS - See Remarks (re: all MSB)

School-Elementary		School-Middle		School-High	
SF-Lot	405,108	Acres	9.30	SF-Lot Source	MSB
Remote Description		Grid # (Muni Anch)	N/A	Tax Map #-Mat-Su	PA12
Tax ID	17N02E04C008	Taxes		Tax Year	
LPSqFt\$	1.23	SPSqFt\$			

Directions: North on Glenn towards Palmer, right on Springer (by SBS), left on S. Chugach, right on E. Cope Industrial Way.

Legal: T17NR02ES04 C008

Public Remarks: Prime level property in Palmer ready for development. Located across from Palmer Middle School, the property adjoins Ice Arena, Mountain Rose Estates and Job Corps. Currently zoned R-1, however City of Palmer says it can be changed through their rezoning process. Buyer to verify all information contained herein and that property suits their specific needs.

Confidential: Co-listed with Joe Cassidy Re-Max Wasilla.

New Finance (Terms): Cash; Conventional	Topography: Level To View: Call Listing Licensee; Drive By View Type: Mountains Wtrfrnt-Access Near: None Wtrfrnt-Frontage: None	Access: Maintained; Paved Road Maintenance: Road Mntd All Year Contract Particulars: Possession Recording Documents: Prop Discl Available
--	---	--

Land Features: View; Trees - Cleared

Date-Listing	05/04/2010	Date-Expiration	04/12/2012	Agent Days On Market	348
Price-Original Price	\$ 539,900	Date-Status Change	05/07/2010	Commission Type	Percentage
Commission to SO	2.50	Contract Type	Exclusive Right to Sell-No Excl	LO Cntrl #	90916

LL1: Jeff Goyette (907) 376-6547 (907) 232-3537 Fax: (907) 376-6549
LO: Peak Realty, LLC
LL2: Joe Cassidy, 2009 Statewide Top Producer of RE/MAX Dynamic of the Valley (907) 352-9341 (907) 232-2860 (888) 232-6117

Provided as a courtesy of
Jeff Goyette
 Peak Realty, LLC
 1051 E Bogard Rd. Suite 10
 Wasilla, AK 99654

Office - (907) 376-6547
 Mobile - (907) 232-3537
 Direct - (907) 376-6547
jeff@peakrealtyle.com
<http://www.peakrealtyle.com>

All information is deemed reliable, but is not guaranteed. Interested parties are advised to independently verify all information contained herein. © 2011 MLS and FBS.
 Prepared by Jeff Goyette on Sunday, April 17, 2011 9:17 PM
 The information on this sheet has been made available by the MLS and may not be the listing of the provider.