

Address: 3418 N Old Glenn Highway



<b>Listing #</b>	08-4939	<b>Price-List</b>	\$ 199,500
<b>Status</b>	Active	<b>Near</b>	Palmer
<b>Zip Code</b>	99645	<b>Type</b>	Vacant Land
<b>Acres</b>	4.40	<b>Assessed Value \$</b>	
<b>Down Payment</b>		<b>Grid # (Muni Anch)</b>	N/A
<b>Latitude</b>	61.606232	<b>Longitude</b>	-149.081765

**Area:** PA - Palmer  
**Borough/Census Area:** 1D - Matanuska Susitna Borough  
**Region:** 1 - Southcentral Alaska Region  
**Zoning:** CG - General Commercial (re: City Palmer)

<b>School-Elementary</b>		<b>School-Middle</b>		<b>School-High</b>	
<b>SF-Lot</b>	191,664	<b>Acres</b>	4.40	<b>SF-Lot Source</b>	AKDOT
<b>Remote Description</b>		<b>Grid # (Muni Anch)</b>	N/A	<b>Tax Map #-Mat-Su</b>	PA06
<b>Tax ID</b>	18N02E34C002	<b>Taxes</b>		<b>Tax Year</b>	
<b>LPSqFt\$</b>	1.04	<b>SPSqFt\$</b>			

**Directions:** From Glenn Hwy., Right on Arctic, go past Palmer Airport, Property on right before crossing Bridge over Matanuska River.

**Legal:** A potion of T18NR02ES34 C002

**Public Remarks:** Zoned Genral Commercial by City of Palmer. Seller will finance with low down and acceptable terms. List price well under AKDOT estimated value of \$1.42 per square foot. Great views of Matanuska River, Knik Glacier and Chugach Mountains. Close to schools and sports parks.

**Confidential:** See attached Documents for additional information. Buyer to verify all information contained herein and that property suits their intended needs.

<b>Vacant Land Type:</b> Commercial; Residential	<b>To View:</b> Drive By	<b>Access:</b> Paved
<b>New Finance (Terms):</b> Cash; Conventional; Owner Finance	<b>Wtrfrnt-Access Near:</b> None	<b>Road Maintenance:</b> Road Mntd All Year
	<b>Wtrfrnt-Frontage:</b> None	<b>Documents:</b> Prop Discl Available; Other - See Remarks
	<b>Utilities:</b> Sewer-In Area; Pub Water - In Area; Nat Gas - Adj Site; Elec - On Site; Telephone - On Site; Well - On Site; Electric-Overhead	

**Land Features:** In City Limits; Driveway; Fire Service Area; Multi-Family Ok; Road Service Area; Southern Exposure; View

<b>Date-Listing</b>	04/15/2008	<b>Date-Expiration</b>	12/31/2011	<b>Agent Days On Market</b>	1097
<b>Price-Original Price</b>	\$ 239,200	<b>Date-Status Change</b>	04/17/2008	<b>Commission Type</b>	Percentage
<b>Commission to SO</b>	3.00	<b>Contract Type</b>	Exclusive Right to Sell-No Excl		

**LL1:** Jeff Goyette (907) 376-6547 (907) 232-3537 Fax: (907) 376-6549  
**LO:** Peak Realty, LLC

*Provided as a courtesy of*  
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