



Schilling Commercial Real Estate, LLC

June 8, 2020

Dear Prospective Buyer:

There is no doubt that the Coronavirus Quarantine and the disruptions of the oil markets have taken a heavy toll on the Alaskan economy. I have found, in my forty-four years of being a part of the Alaska business community, that Alaskans are resilient. Alaskans always find a path forward and improve upon the past. A silver lining of the current disruptions is that a lending market with historical low interest rates has been created. This provides a great opportunity for investing in ownership of a building.

Schilling Commercial Real Estate, LLC. recently has listed a property located on the park strip, where quality properties seldom become available. The Porcaro Building at 422 West 9th is Ideal for an owner-user. The property is contemporary in design, offering open workspace and quality finishes. The building is 5,800 +/- square feet with three levels and sits on a 7,000 +/- square foot lot. In addition, the property features on-site parking for up to eleven vehicles. If you ever have considered owning your own building, this may be the property for you.

In addition to the enclosed brochure, I have attached a link that will provide a virtual tour of the property.

<https://tours.alaska360tours.com/145602>

Please feel free to contact me at (907) 561-7326 or paul@schillingak.com to obtain more information regarding the property, types of financing that may be available, and/or to arrange for an onsite visit.

Thank you for your consideration.

Regards,

Paul L Schilling

Broker

Enclosure



Schilling Commercial Real Estate, LLC

FOR SALE 433 West 9th Ave, Anchorage, Alaska



This contemporary office building located in downtown Anchorage, along the Park Strip is ideal for a professional firm that desires a downtown location with on site parking. Fully built-out with high end and finishes.

Offered at \$1,400,000

For information contact:
Paul L Schilling, Broker
(907) 561-7326 Office
(907) 229-0738 Cell

Email:

paul@schillingak.com

The Porcaro Building

Building Size:	5,814+/- S F
Land:	7,000+/- SF
Levels:	3
Typical Floor:	2,000+/- SF
Class:	B
Construction:	Masonry
Year Built:	1963
Elevators:	None
Parking:	11 Spaces
Zoning:	B2C



Schilling Commercial Real Estate, LLC