

1407 S. KNIK GOOSE BAY ROAD

Subdivision: Deone – Lot 1
Acreage: 4.73
Zoned: Commercial

Building 1

- 2-Story with Attached Shop
 - ~ 2312 sf Unfinished Space
 - Main Floor: ~1056sf unfinished. Basically down to studs and plywood subfloor. There are a few interior walls and some wiring and plumbing remaining throughout the structure.
 - Walkout basement: ~1056sf unfinished. Concrete walls and floor.
 - Breezeway connecting shop to main building: ~200sf. Unfinished floor (plywood subfloor and concrete). Unfinished walls at house portion. Sheetrock/textured/painted at shop side.
 - Metal roof
 - Vinyl siding
 - ~600 sf shop
 - Overhead/ceiling type Natural Gas Heaters
 - 2 commercial height overhead shop doors
 - Sheetrock/textured/painted walls
 - Metal roof
 - Vinyl siding
 - Concrete floor
- Gas, electric, phone. There are separate electric services for the main building and the shop.
- New Water Well pump installed in July 2021.
- Current driveway is planned to be relocated to the North edge of the property. See details in additional attachments to listing.

Building 2

- 2-Story
 - ~ 600 sf top floor.
 - One bedroom, one bathroom. Kitchen, dining, living, w/d space(s).
 - Carpet and sheet vinyl in kitchen and bathroom
 - Sheetrock /textured/painted walls
 - T-111 exterior siding
 - Metal roof
 - Separate entrance from lower level.
 - ~600 sf lower level.
 - Open space with sheetrock/textured/painted finished walls and unfinished concrete floor. Mechanical room with bathroom.
 - Separate entrance from upper level.
- Gas, electric, phone.
- Hot water boiler. HW baseboard type heat. Air to Air heat exchanger.

1401 S. KNIK GOOSE BAY ROAD

Subdivision: N/A
Acreage: 2.09
Zoned: Commercial

This is an adjoining parcel. Previous location of a public outdoor hockey rink.