

Address: 8320 Peck Avenue



Listing #	08-16064	Price-List	\$ 134,900
Status	Active	Near	Anchorage
Zip Code	99504	Type	Multi-Family
Beds	3	Baths	2.00
SF-Building Apx	1,392	Bldgs-Ttl #	1
Carport	0	Garage	0
Units-Ttl #	2	Prkg Spcs	3
Latitude	61.222131	Longitude	-149.724845
Year Built	1958	Income-Gross Annual	

Exp-Annual

Area: 45 - Boniface Pkwy to Muldoon Rd
Borough/Census Area: 1A - Anchorage Municipality
Region: 1 - Southcentral Alaska Region
Zoning: R2M - Multi Family Residential

School-Elementary	Muldoon	School-Middle	Begich	School-High	Bartlett
SF-Building Apx	1,392	Prkg Spcs	3	SF-Lot	8,775
Acres	0.20	Grid # (Muni Anch)	SW1241	Tax Map #-Mat-Su	N/A
Assessed Value	\$ 194,400	Tax ID	0060432300001	Taxes	\$ 2,894
Tax Year	2008	Year Built	1958	Year Remodeled	
Year Updated		Price-List	134,900.00	Energy Rating	
Construction Status	Existing Structure	Remote Description			

Directions: East on Peck from Muldoon Rd. on south side of street

Legal: T13NR03WS13 Lt32 W75' of N117'

Public Remarks: Details, photos, owner standard forms on listing licensee website. Small duplex in good rental area. Side-by-side configuration, big partially-fenced yard, large shed, metal roof. Modernized in baths. Laminate flooring, newer carpets in some areas. Institutional owner, seller responds promptly. As-is, all-cash only, will not go FHA/VA, please review information package.

Multi-Family Type: Duplex; Ranch; Side by Side
Building Info: Units-# of 1 BR: 1; Units- # of 2 BR: 1
Exterior Finish: Wood
Roof Type: Metal
Foundation Type: Concrete Block
Garage Type: None
Carport Type: None
Heat Type: Baseboard; Forced Air
Fuel Type: Natural Gas; Electric
Sewer-Type: Public
Water-Type: Public
Access Type: Dedicated Road; Paved; Maintained

Construction Type: Wood Frame
View Type: Mountains; Partial
Topography: Level
Wtrfrnt-Frontage: None
Wtrfrnt-Access Near: None
Docs Avl for Review: Docs Posted on MLS

Mortgage Info: EM Minimum Deposit: 2,000
New Finance (Terms): Cash; Conventional; Other-See Remarks

Features-MultiFamily: DSL-Cable Available; Tenant Storage; Washer/Dryer HkUp; In City Limits

LO: Coldwell Banker Best Properties

All information is deemed reliable, but is not guaranteed. All measurements, square footage, etc. are approximations. School boundaries are subject to change. Verification of listing content by all parties is recommended and should be independently verified. See [copyright notice](#).

Prepared by Niel Thomas, ABR, CCIM, CRS on Sunday, June 07, 2009 8:19 AM

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