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**Prime  
Commercial  
Highway  
Frontage in  
Seward**  
*File#G124*

Land Size & Price: 5.74 Acres Total  
\$590,000 for all

Area: Kenai Peninsula East (Seward)

Legal Description: Lot 1B of Forest Acres Sub Levee Replat (Plat #2021-17) & a Portion of Section 34 T01N R01W; Seward Recording District

Directions: 2413 & 2405 Seward Highway: Adjoining parcels are located between Dieckgraeff Road & Hemlock Avenue on Seward Highway across from Seward Airport; see maps.

Access: Paved maintained highway.

Utilities: Electric adjacent along back of parcels (western property lines). Utility easement on Lot B1 has been vacated. Public water & sewer at Spruce Street.

Covenants: None; property is designated Auto Commercial by the city of Seward. Auto commercial district (AC). Intended to provide areas to accommodate highway-oriented commercial activities such as offices, certain institutional uses, and limited personal services and retail uses requiring substantial outdoor activity, traffic and parking, and which also serve the offices and nearby residential areas, and which do not materially detract from nearby residential areas.

Buildings: None; property has been improved with driveway & large gravel pad.

Topography: Level

Trees: Mostly cleared of trees; birch & alder remain.

Surveyed: Yes; the corners were marked as indicated on plat with aluminum or plastic caps on rebar or aluminum pipe.

Taxes: Approx \$4,122.92 yr for all.

Terms: Cash; or Owner will finance sale with a large down payment.

Remarks: Property is affected by a recorded aviation easement (Seller notes easement is irrelevant given building height restrictions in city code). Property

lies in a designated flood zone area by the city of Seward (Seller notes that with permission from the core of engineers, he has brought in approx \$100,000 in fill to bring property level up to the Seward Highway and above the flood plane; Dieckgraeff Road on north property line acts as a levee which further protects property from floods). Appraisal dated 02-25-2022 values property at \$625,000.

DISCLAIMER: Statewide Real Estate LLC and REMAX Dynamic do not guarantee the completeness or the accuracy of the material furnished in this brochure. Potential buyers are strongly advised to seek professional help in determining the availability, quality and cost of water, sewageable soils, and utilities. A survey may be necessary to locate property corners. Potential buyers should independently verify the zoning requirements and permits required with the appropriate agencies to determine if the property is suitable for their intended use.