

AKMLS:23-5661  
SEAMLS:23313

Year Built: 1988  
App. Sq. Ft: 5,344  
App. Lot Sq. Ft: 2,400



**\$1,050,000**  
Commercial Building

## Features

- Great Downtown Location
- View of Tongass Narrows
- Reception Area
- Executive Board/Conference Room

Legal Description:  
Lot 5, Block 13, Survey 437  
(24FT Southeasterly of lot 5)

Zoning: Ketchikan - CC

For More Information Contact:  
Mike Elerding, Owner/Realtor  
Office: 907.247.5811  
Cell: 907.617.5412



## ABOUT THE PROPERTY

Located downtown across from the State Office/Court House Building. This 5,300 SF professional office building is ideally situated for medium sized law firm or accountants' office. The current tenant is downsizing and would consider a rent back situation. Main floor is grade level on Main St. The building opens into a reception area and has an adjacent board/conference room. Next to the board room is an office/file storage area that is connected to a secure storage or IT area. Multiple bathrooms are located on the first floor. The third floor consists of a large private office with an ensuite bathroom and 3 additional office spaces and a second small kitchenette. Multiple bathrooms on the third floor. The first floor includes a shower and a sauna. The basement area is grade level with the parking lot of the Methodist Church and contains the boiler and the sprinkler system. There is covered fully enclosed parking spaces for 4 vehicles.

344 Front St.  
Ketchikan, 99901

[www.coastal.ak.com](http://www.coastal.ak.com)

907.247.5811

