

## 505 Illinois Street Unit #7



*Perfect for Office/Retail, Bistro or Café  
3 Offices & 3 Full Bathrooms-ADA Compliant  
Commercial Kitchen and ADA compliant.  
Plenty of parking.  
1475 Square Feet of usable interior space*

*\$1500 per month  
\$0.98 per square foot per month  
Includes water & garbage  
& shared cost of fuel (50/50)  
Tenant to pay for Electric*

Presented by:

**Pamela Throop & Cheryl Markwood & Shawn Evans**  
*Agents for the Lessor*

**Alaska Commercial Properties, Inc.**  
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# MAIN ROOM



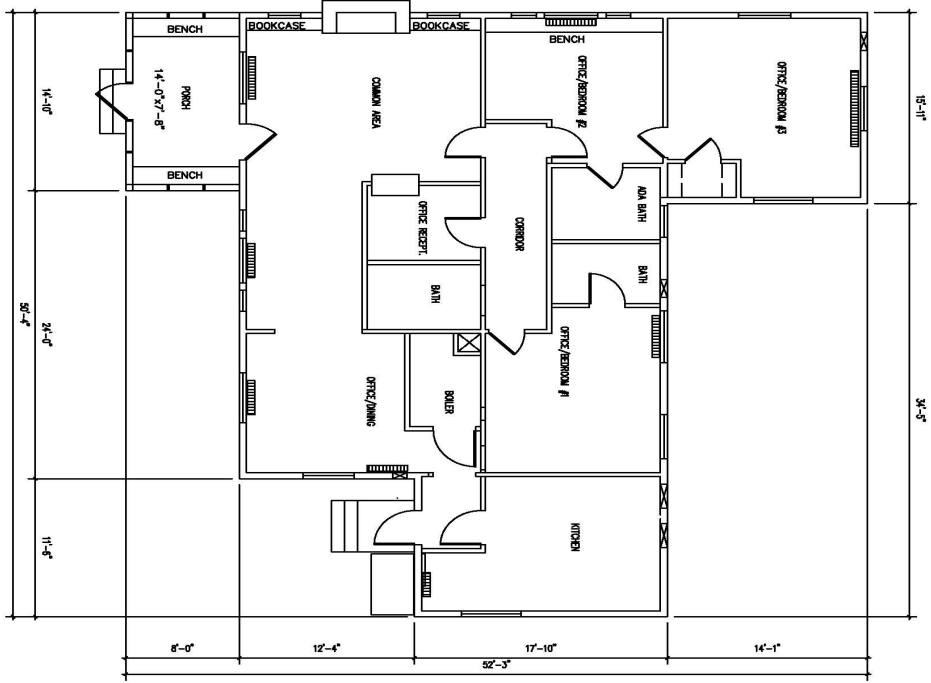
# KITCHEN



# BEDROOMS & BATHROOMS



# BUILDING LAYOUT



BLDG #7 FLOOR PLAN  
SCALE: 1/8"=1'-0"

LEGEND	
	ROOMLINE
	VERT THRU WALL
	EXISTING DOOR
	DEMOLISHED / REPLACE DOOR
	WINDOW

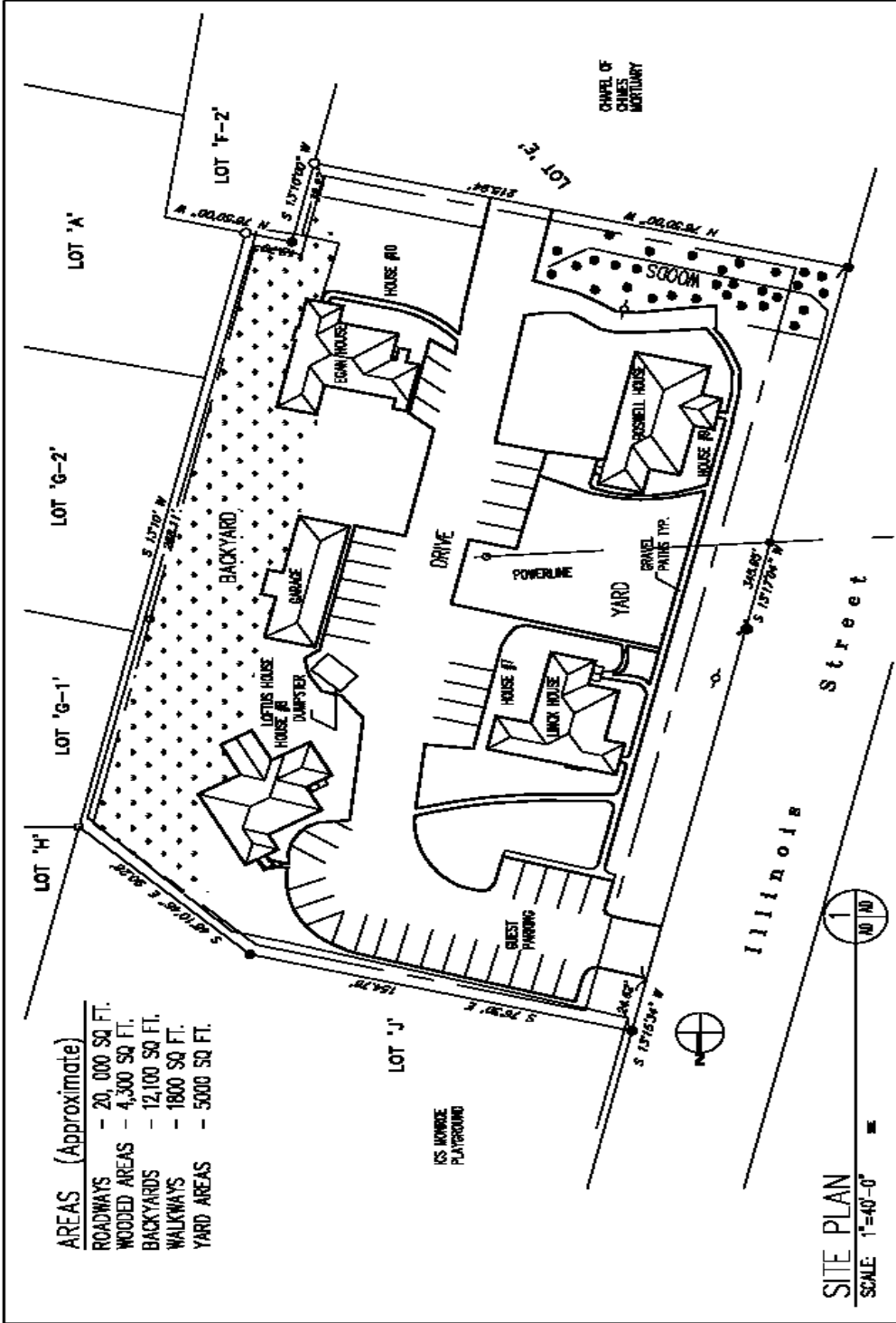
NOTES

- INSIDE INTERIOR SPACE - 1475 SQ. FT.
- PORCH/DECK - 104 SQ. FT.
- BOILER ROOM - 39 SQ. FT.
- TOTAL AREA - 1719 SQ. FT.
- PLAN INCLUDES ADA COMPLIANT ENTRANCE AND BATHROOM

**TMC**  
TANANA MILL OFFICE PARK  
BLDG #7 (THE LINCK HOUSE)  
FAIRBANKS, ALASKA

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A-1

# PROPERTY LAYOUT



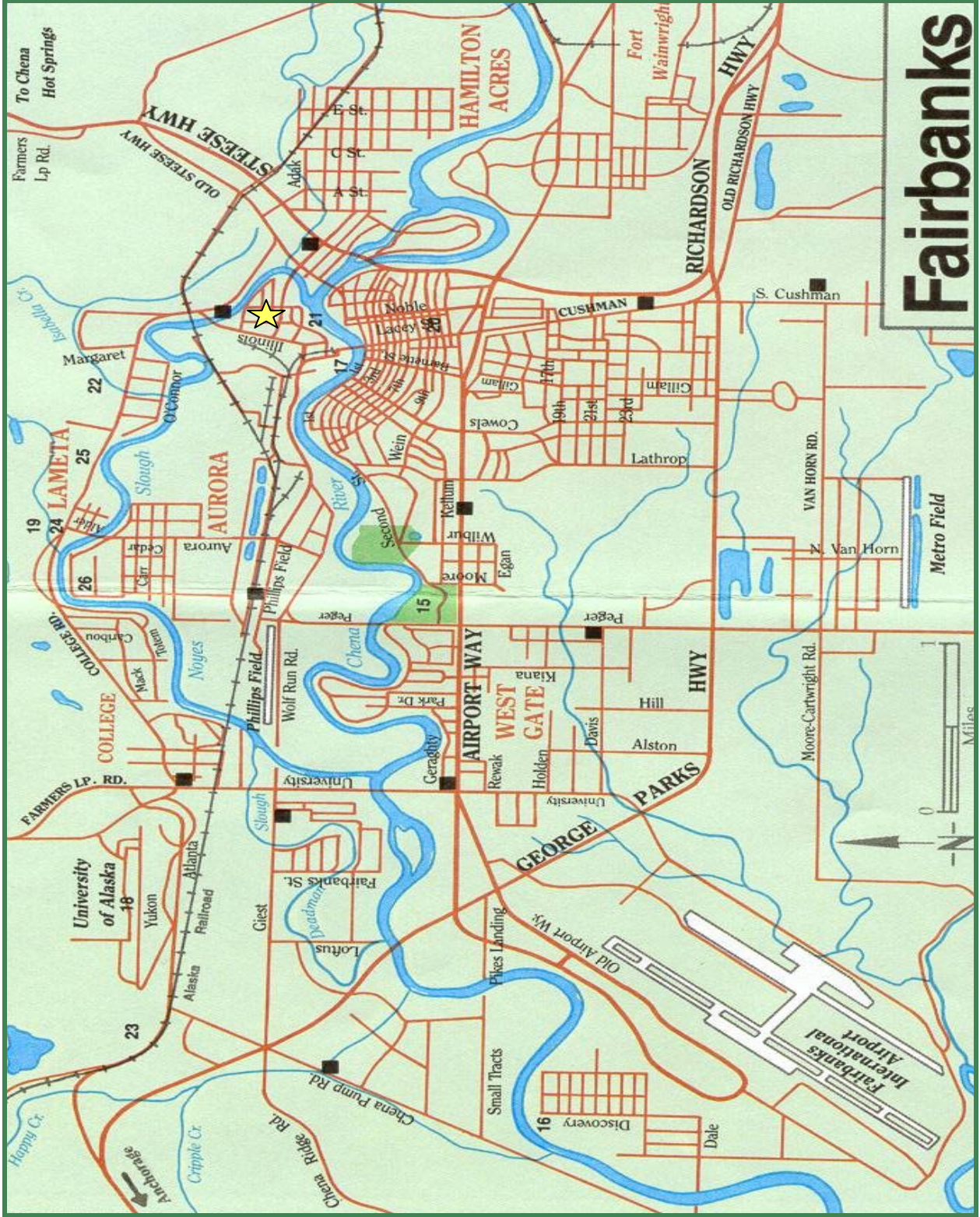
- AREAS (Approximate)**
- ROADWAYS - 20,000 SQ. FT.
  - WOODED AREAS - 4,300 SQ. FT.
  - BACKYARDS - 12,100 SQ. FT.
  - WALKWAYS - 1800 SQ. FT.
  - YARD AREAS - 5000 SQ. FT.

**SITE PLAN**  
SCALE 1"=40'-0"

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**T M C I**  
TANANA MILLS OFFICE PARK  
SITE PLAN  
FAIRBANKS, ALASKA

# FAIRBANKS MAP



**Fairbanks**

