

## 1.42 Acres - 13120 Old Glenn Highway, Eagle River, Alaska



**13120 Old Glenn Highway  
1.42 Acres (with the possibility  
of adding more)  
245 foot frontage  
Zoned B-3 (general commercial)**

- Mat-Su Regional now has a 10,500 sf medical building (built in 2008)
- Providence Health & Services has a 15,000 sf medical building (also built in 2008)
- Subject property offers easy ingress and egress for both south and north bound Old Glenn Highway traffic.
- 19,795 average daily traffic count (2008)
- \$837,500 (\$13.50/sf)
- Adjacent property to the west is also available
- Zoned B-3 (general commercial)
- 245 feet of frontage

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