

505 ILLINOIS STREET

F. E. COMPANY HOUSING/TANANA MILL COMPANY

FOR SALE



Presented by:

Pamela Throop

and

Shawn Evans

Agents for the Sellers

Alaska Commercial Properties, Inc.

PO Box 70002 302 Cushman Street

Fairbanks, Alaska 99707

Phone: (907) 456-6008

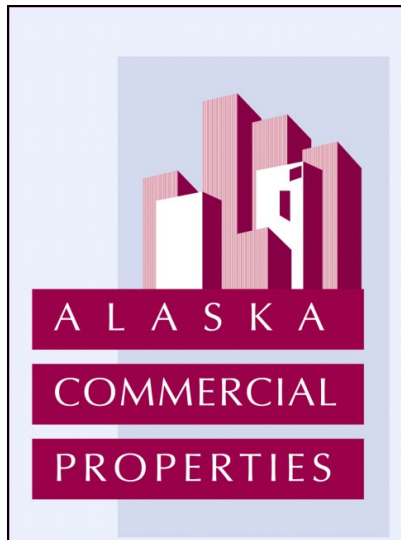
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Disclaimer

This package has been prepared for informational purposes to assist a potential purchaser in determining whether they wish to proceed with an in-depth investigation of the property. No representations or warranties, expressed or implied, as to the accuracy or completeness of this package or any of its contents shall be deemed made, and no legal commitment or obligation shall arise by reason of this package or its contents. *Interested parties are expected to review, independently, all documents relating to the property, as to the accuracy and completeness of the information contained herein.

This package is subject to errors, omissions, price change or term, physical condition, expenses of operation (past, present or future income), zoning, covenants & restrictions, survey, access, soils condition, water & septic, fuel tanks, contamination, local/state/federal requirements or other matters affecting the value or use of the property.

It is your responsibility to ascertain the potential for: flooding-rock slides-avalanches-earthquake area, and other natural hazards. It's the buyer's responsibility to verify, locate survey markers or have the corners located by a qualified person. *Due to the nature of our properties the location of our real estate signs may not warrant the location of the property(s). As in any real estate transaction or investment, we further suggest that you seek legal counsel and financial advice. Most land in the State of Alaska is "surface estate only". Government agencies, Native Corporations, etc usually withhold subsurface rights.

505 Illinois Street Tanana Mill

Legal Description: Lot F1 Tanana Mill Site US Survey 806

2012 Tax Amount: \$12,042.46

2012 Mill Rate: 16.9500

Parcel Size: 82033.36 SF/ 1.879 AC

Building Size: #7 (Red), Linck House: 1788 SF
#8 (Green), Loftus House: 1601 SF
#9 (Blue) Boswell House: 1592 SF
#10 (Yellow) Egan House: 1601 SF

Zoning: General Commercial*

Flood Zone: X500

\$ 599,000.00

Five Hundred Ninety Nine Thousand Dollars

(Terms are Cash)

**For more information on General Commercial Uses, please visit:
<http://co.fairbanks.ak.us/>*

505 Illinois Street Tanana Mill

From Cushman Street, head NORTH, across the Chena River onto Illinois Street. The property will be located on your right near Monroe Catholic School.

From College Road, head SOUTH on Illinois Street near the College Road Tesoro Station. Cross Isabelle Creek. 505 Illinois Street will be on your left near Monroe Catholic School.



Tanana Mill

505 Illinois Street

Historic property in the center of Fairbanks with convenient location to banks, shopping, schools, on the bus line and Illinois Street frontage.

The buildings were originally build for manager housing for the Fairbanks Exploration Company, also called the F.E. Company. The present owners purchased them to operate as a Bed & Breakfast. In the past few years they have been utilized for offices. The property could be easily condominiumized and sold individually.

The perfect use for these building would be for:

- insurance
- real estate
- physicians offices
- counseling
- attorneys
- antique shops or
- a bed and breakfast.

There are four separate buildings on almost 2 acres. Each building has 3-4 bedrooms and 3-4 bathrooms (1/2 bath/ 3/4 bath, or full bath depending on configuration). Since their purchase by the current owners, the buildings have had many upgrades. Each unit has a separate heating system and electrical service. The water and sewer cannot be separated easily.

The land value alone at 505 Illinois Street is in the \$600,000-\$700,000 range.

Tanana Mill

505 Illinois Street

From the National Register of Historic Places Registration:

Long Description:

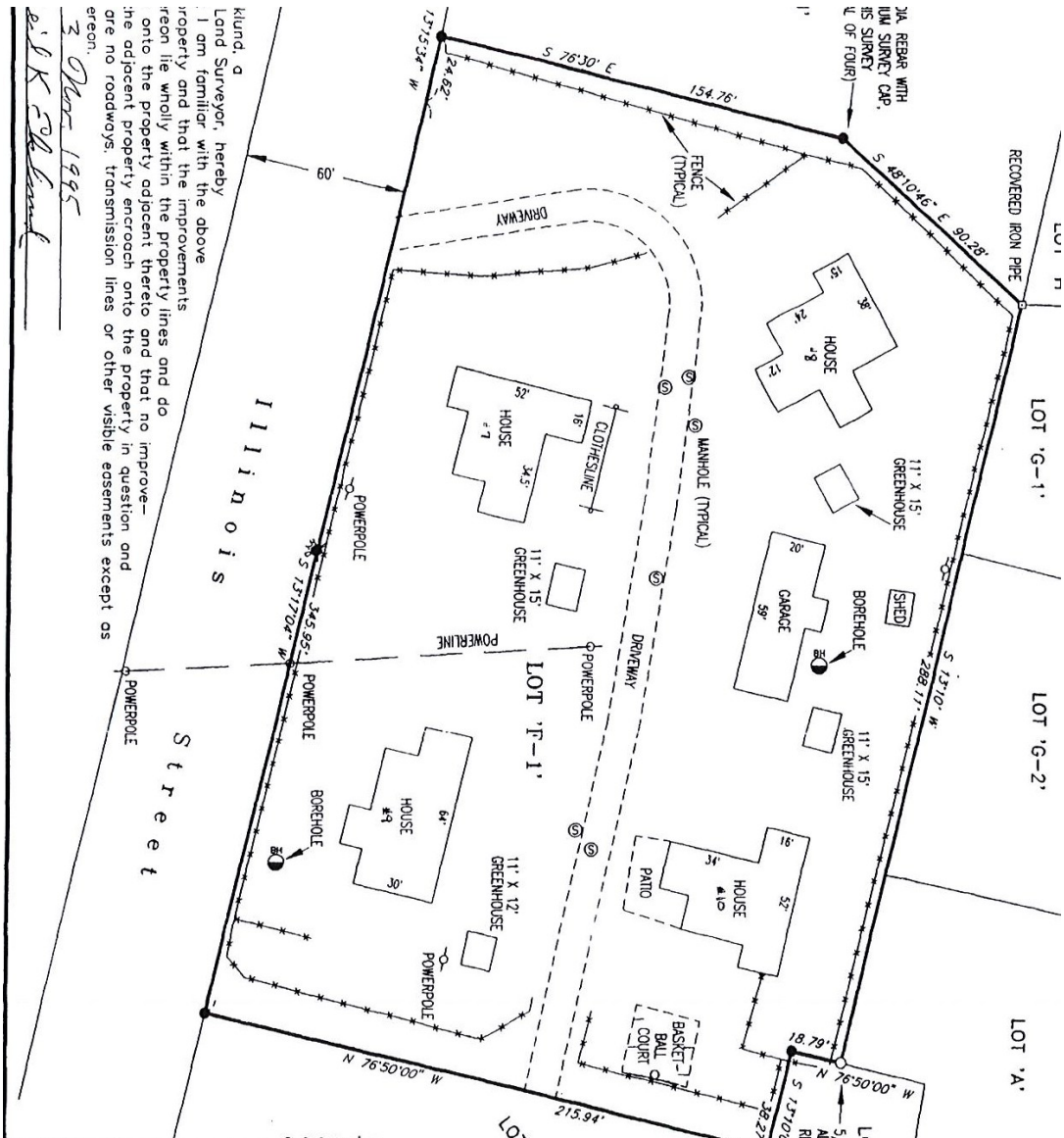
"The F.E. Company constructed housing for its employees in Fairbanks in 1927. Four houses that form a unified group are an exceptional example of the Late 19th and Early 20th Century American Movements Bungalow/Craftsman architectural style in Alaska. This style favors the use of an unadorned design, natural materials, and fine craftsmanship. Features include low-pitched gable roofs, overhangs supported by knee braces, stone or brick chimneys, and open floor plans. The design emphasizes fresh air and sunshine achieved through porches and outer rooms." - National Register Nomination form

Periods of significance: 1925-1949

For more than 30 years, the Fairbanks Exploration Company maintained a small company enclave at the north end of Illinois Street. The west side of the street was where the company's office and industrial facilities were located, and company housing lined the east side of the street. The company or its employees once owned houses from Noyes Slough to Slater Street (kitty-corner to Phillips Field Road). At least 11 company houses used to stand there, but now only eight survive. All of these houses, as well as the office building and machine shop across the street, are included in the Illinois Street Historic District, established in 2001.

On the far side of Monroe, is an F.E. Company housing complex now privately owned and called Tanana Mill Office Park. (Tanana Mill refers to the old sawmill that sat on the bank of Noyes Slough, about where the GVEA facilities are now.) This small planned community, constructed in 1927, consists of four similar bungalow-styled one-story houses with hipped tin roofs. Each house had its own greenhouse, with steam heat provided to the houses and greenhouses from the company power plant.

505 Illinois Street / F. E. Company Housing



FOR TITLE INSURANCE PURPOSES ONLY
 This As-Built survey was prepared from an actual field inspection. No buildings, fences, utility lines, or other improvements should be located for construction based upon this plan.

STUTZMANN ENGINEERING ASSOCIATES, INC.
 P.O. BOX 71429, FARRANKS, ALASKA 99707-1429
 OFFICE AT 9 ADAM AVENUE (907) 452-4094

U. S. SURVEY No. 806
 WITHIN SEC. 3, T. 1 S., R. 1 W., F.M., ALASKA

FOR: ALASKA GOLD CO.
 SURVEYED BY: D.A.M. DATE: Oct. 19, 1995
 DRAWN BY: W.K.R. DATE: Oct. 31, 1995
 CHECKED BY: J.H.A. SCALE: 1"=40' SHEET 1 OF 1

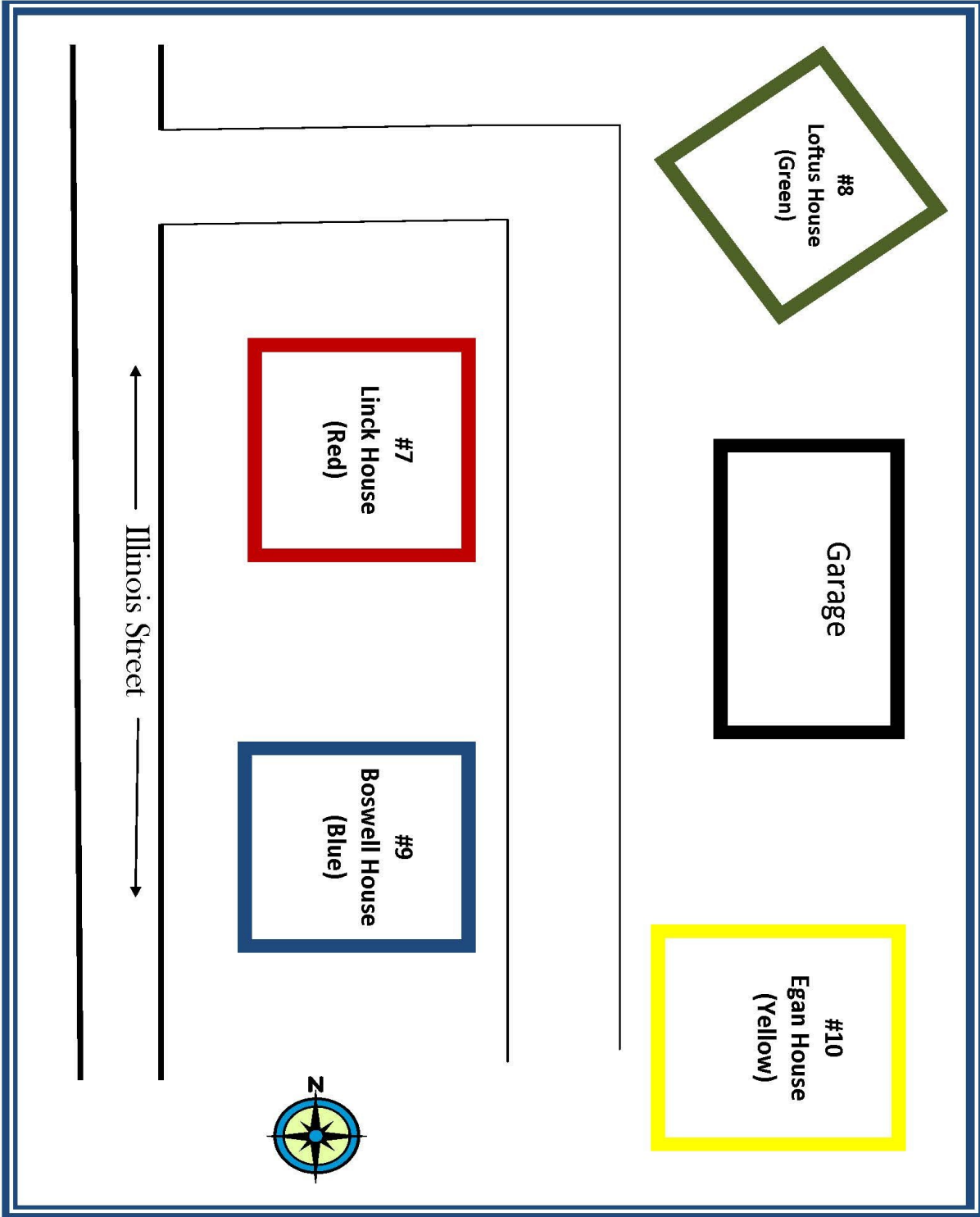


SCALE: 1" = 40'
 NORTH

Land Surveyor, hereby
 I am familiar with the above
 property and that the improvements
 thereon lie wholly within the property lines and do
 not encroach onto the property adjacent thereto and that no improve-
 ments on the adjacent property encroach onto the property in question and
 there are no roadways, transmission lines or other visible easements except as
 shown.

2 Oct 1995
 Neil K. Eklund

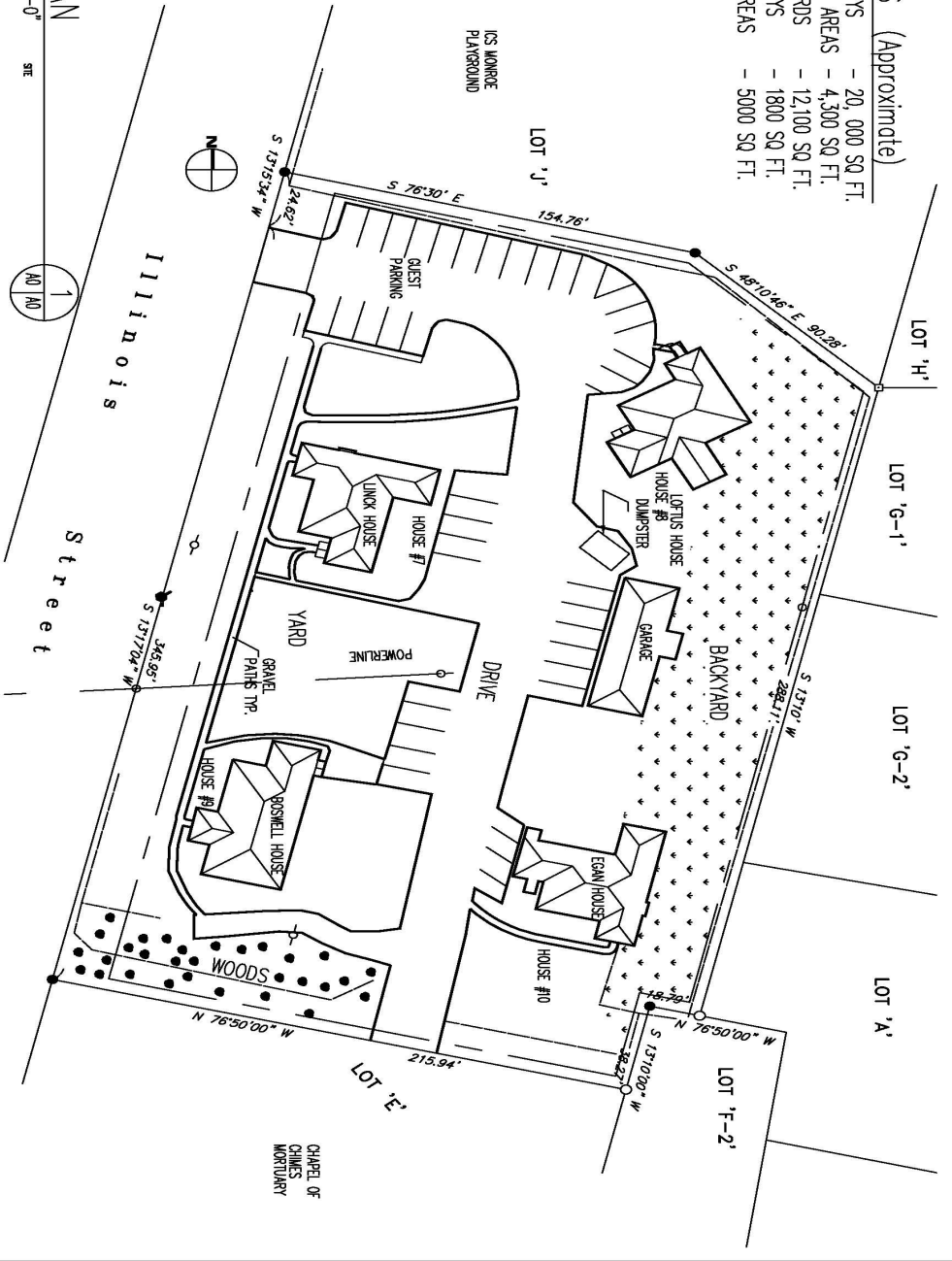
505 Illinois Street Building Lay-out



Tanana Mill Building Location

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.

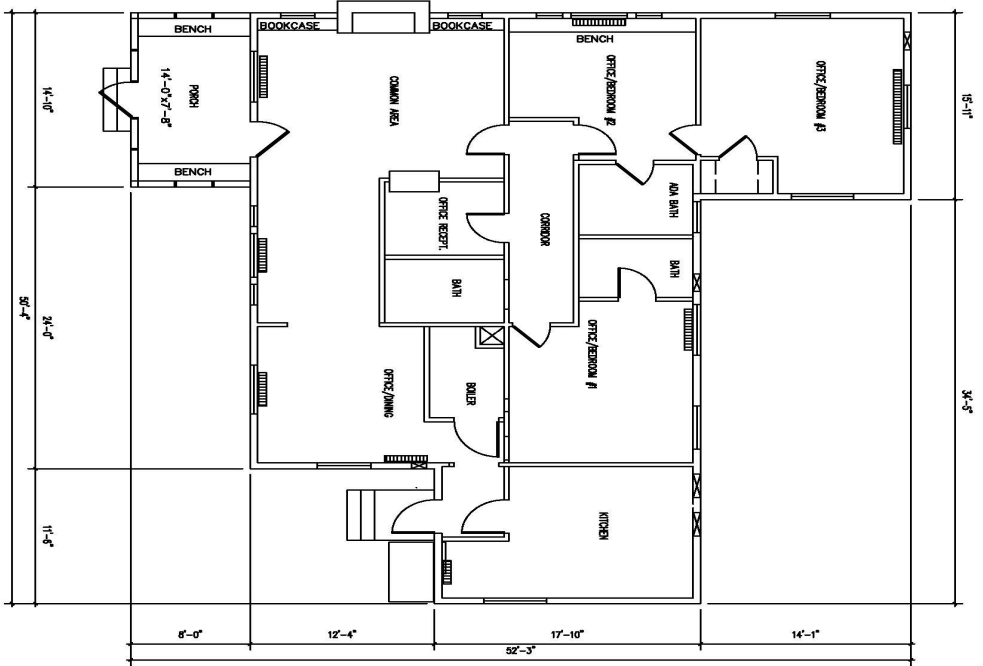


SITE PLAN
SCALE: 1"=40'-0" SITE

TMC
TANANA MILLS OFFICE PARK
SITE PLAN
FAIRBANKS, ALASKA

date: 02/18/08
sheet no. A-0
of

#7 Linck House



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

T M C I
TANANA MILL OFFICE PARK
BLDG #7 (THE LINCK HOUSE)
FARBARNS, ALASKA

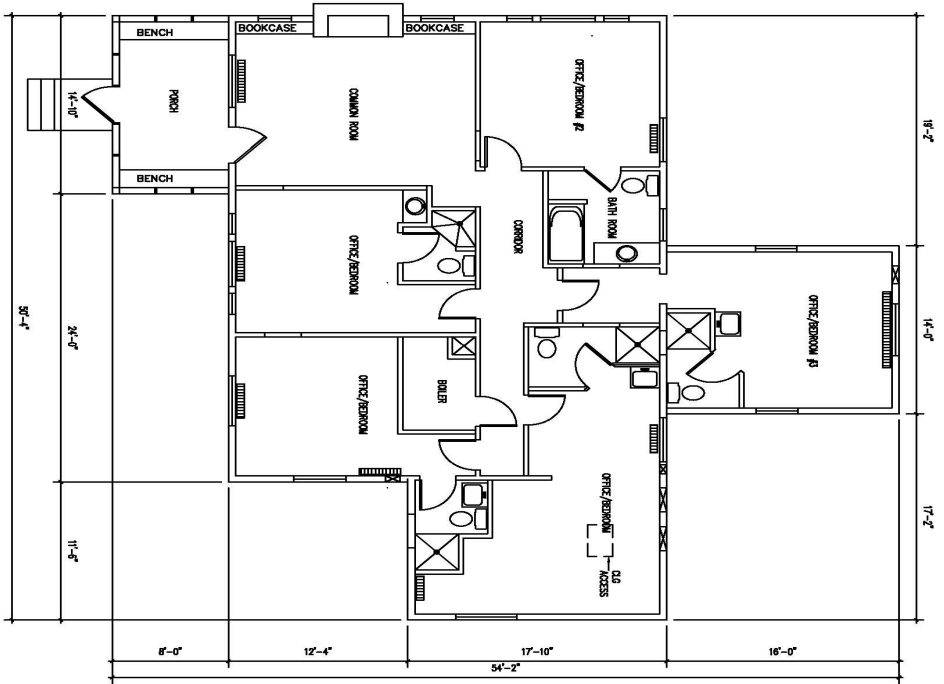
LEGEND	
	RADIATOR
	VENT THRU WALL
	EXISTING DOOR
	POLISHED / RESIZABLE DOOR
	WINDOW

NOTES

- USABLE INTERIOR SPACE - 1475 SQ. FT.
- PORCH/BOX - 194 SQ. FT.
- BOILER ROOM - 39 SQ. FT.
- TOTAL AREA - 1779 SQ. FT.
- BLDG INCLUDES ADA COMPLIANT ENTRANCE AND BATHROOM

date: 02/18/08
sheet no. A-1

#8 Loftus House



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

LEGEND	
	BOILER ROOM
	VENT NEW WALL
	EXISTING DOOR
	DEMOLISHED / REMOVED DOOR
	WINDOW

NOTES

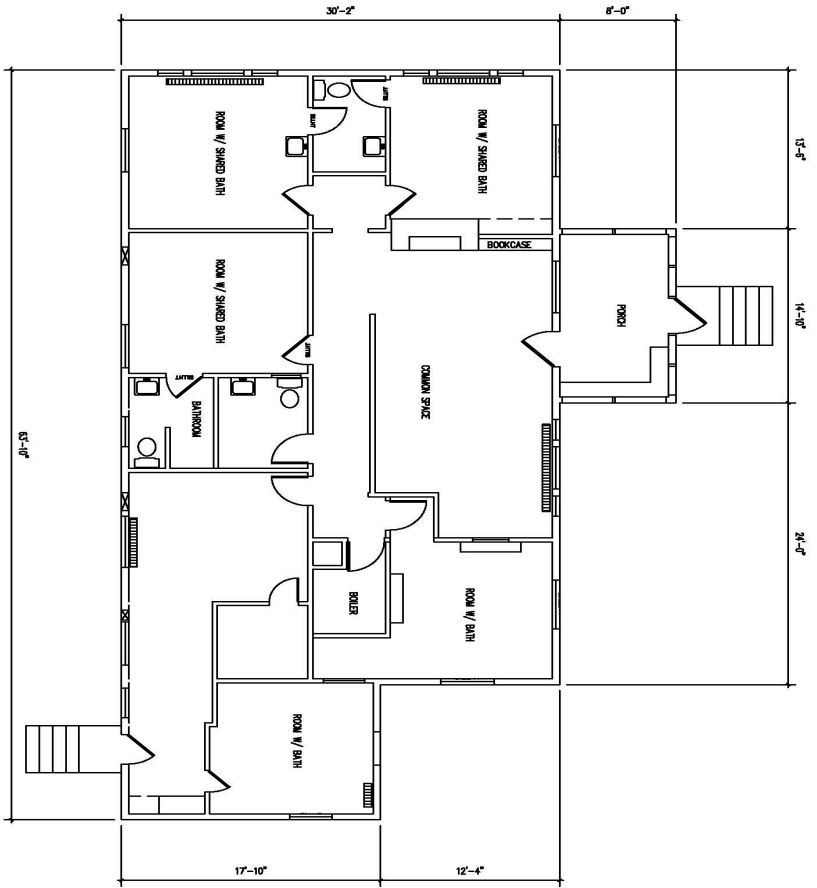
- USABLE INTERIOR SPACE - 1473 SQ. FT.
- PORCH/DECK - 104 SQ. FT.
- BOILER ROOM - 39 SQ. FT.
- TOTAL AREA - 1719 SQ. FT.

T M C I

TANANA MILL OFFICE PARK
BLDG #8 (THE LOFTUS HOUSE)
FAIRBANKS, ALASKA

date: 02/18/08
sheet no.
A-2

#9 Boswell House



BLDG. #9 FLOOR PLAN
 SCALE: 1/8"=1'-0"
 19

LEGEND	
	BALUSTRADE
	VENT TROUGH WALL
	EXISTING DOOR
	DEMOLISHED / REVERSIBLE DOOR
	WINDOW

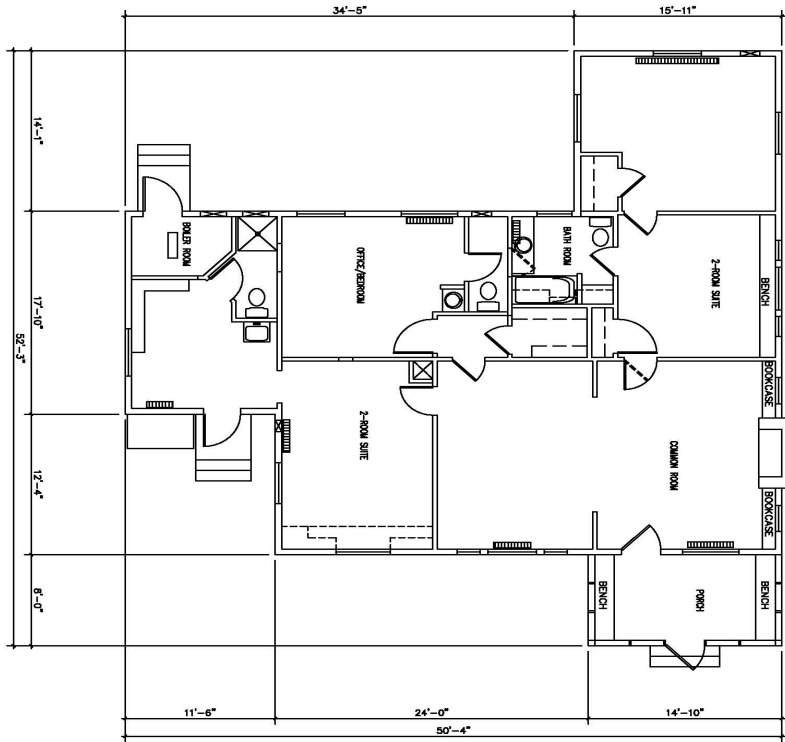
NOTES

- USABLE INTERIOR SPACE - 1067 SQ. FT.
- PORCH/REAR - 103 SQ. FT.
- REAR ROOM - 33 SQ. FT.
- TOTAL AREA - 1064 SQ. FT.
- BUILDING INCLUDES ADA COMPLIANT ENTRANCE AND BATHROOM

TMC
 TANANA MILL OFFICE PARK
 BLDG #9 (THE BOSWELL HOUSE)
 FARMBANKS, ALASKA

date: 02/18/08
 sheet no. A-3

Egan House #10



BLDG. #10 FLOOR PLAN
SCALE 1/8"=1'-0"

LEGEND	
	ROOMING
	VENT THRU WALL
	EXISTING DOOR
	DEMOLISHED / REVERSIBLE DOOR
	WINDOW

NOTES

- USABLE INTERIOR SPACE - 1478 SQ. FT.
- POORY/DECK - 194 SQ. FT.
- BREAK ROOM - 37 SQ. FT.
- TOTAL AREA - 1771 SQ. FT.

T M C I
TANANA MILL OFFICE PARK
BLDG #10 (THE EGAN HOUSE)
FAIRBANKS, ALASKA

date: 02/18/08
sheet no.
A-4