325 THIRD STREET JUNEAU AK 99801

https://staging.homesinjuneau.com



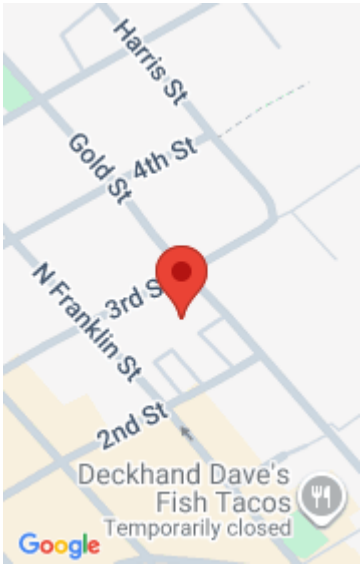






Live in one side, rent the other! This centrally located duplex puts you close to everything that makes downtown Juneau so desirable, from restaurants, shopping, and entertainment to the nearby trails, and a local grocery store.Â Each unit offers 2 bedrooms, 1 bathroom, a private washer and dryer, and its own deck, providing comfortable, private living spaces for both occupants. The downstairs basement adds more functionality with a utility sink and storageâperfect for bikes, outdoor gear, and tools.Â Four off-street parking spaces are a huge bonus, along with space out front to grill and garden. Whether you're looking for an owner-occupied setup, a flexible investment property, or an office/businessÂ (zoned mixed use)Â this one deserves a look.

- Duplex
- MULTIFAMILY
- Active
- 1551 sq ft



Rooms & Units Description

Unit 1 # of Bedrooms: 2
Unit 1 # of Bathrooms: 1
Unit 1 Refrigerator: y
Unit 1 Heat Included: y
Unit 1 Occupied (Y/N): No
Unit 1 Dishwasher: n
Unit 1 Washer/Dryer: y
Unit 1 Garage/Carport: n
Unit 2 # of Bedrooms: 2
Unit 2 # of Bathrooms: 1
Unit 2 Lease Term (Mos.): 8
Unit 2 Monthly Rent: 1500
Unit 2 Refrigerator: y
Unit 2 Heat Included: y
Unit 2 Occupied (Y/N): Yes
Unit 2 Stove: y
Unit 2 Washer/Dryer: y
Unit 2 Written Lse (Y/N): Yes

Location Details

Elementary School: Harborview
Middle School: Thunder Mountain
High School: Juneau Douglas
Location/Area: DOWNTOWN JUNEAU
Property Zoning: MU-Mix Use

Property Details

Price Per SQFT: 315.93
Sub/Condo/MHP: Juneau Townsite
Sale/Rent: For Sale
BASEMENT/FOUNDATION: Full Basement,Partial Finished
ROAD MAINTENANCE: Public
Short Sale: No
TERMS: Cash,Conventional
Foreclosure: No

Property Features



EXTERIOR: Wood Siding

ELECTRIC HEATING: Baseboard

WATER SUPPLY: Public Water

LAUNDRY: In Units,Area

VIEW: Town

ROOF: Metal

WATER HEATER: Electric

SEWER: Public Sewer

LAYOUT: Front & Back

Miscellaneous

Total Assessed Value: 415100

Assessed Value: Land: 148000

Assessed Value: Buildings: 267100

POSSESSION: At Closing

Courtesy of

Office Name: Latitude 58 Real Estate Group