
.52 Acre Commercial Lot in Soldotna

File #D113



Land Size:	.52 Acre
Price:	\$65,000
Area:	Kenai Peninsula Northwest (Soldotna City Limits)
Legal Description:	Lot 8B Binkley Street/Shady Lane Row Dedication & Replat; Kenai Recording District; Plat #88-40
Directions:	166 Shady Lane: From Sterling Highway, take Kenai Spur Highway approx. ¼ mile; left on Birch Street; rt on Shady Lane; see lot on right.
Access:	Paved maintained road
Waterfront:	None; no wetlands
Utilities:	Electric to lot. Gas, Public Water & Sewer adjacent.
Covenants:	Zoned LC (Limited Commercial) by the city of Soldotna.
Buildings:	None
Surveyed:	Yes; the corners were originally marked with ½" x 24" steel rebar w/plastic caps.
Taxes:	Approx \$434.96 yr
Terms:	Cash
Remarks:	Estate Sale: Property sold As Is – Where Is.

DISCLAIMER: Statewide Real Estate LLC does not guarantee the completeness or the accuracy of the material furnished in this brochure. Potential buyers are strongly advised to seek professional help in determining the availability, quality and cost of water, sewageable soils, and utilities. A survey may be necessary to locate property corners; GPS coordinates are approximate. Potential buyers should independently verify the zoning requirements and permits required with the appropriate agencies to determine if the property is suitable for their intended use.