
**93 Guest Room
Hotel
w/Restaurant,
Bar & Gift Shop
*File#H189***

Land Size & Price:	6.71 Acres \$399,000
Area:	TOK
Legal Description:	Lots 1, 2 & 7 of USS #2725 & Govt. Lts 80,98 & 101 of Section 19 T18N R13E; Fairbanks Recording District
Directions:	Located in Tok, at the junction of the Tok Cut-Off & Alaska Highways. For information about Tok go to www.tokalaskainfo.com
Access:	Located on a paved, state maintained highway.
Utilities:	Electric & phone. Propane & heating fuel. Two domestic water wells are located at NE corner of property. A water control room located in the main lodge houses the pressure tanks (no water treatment or additional pressure booster pumps are needed) and one large septic system located just south of the bus-staging parking area.
Covenants:	None.
Buildings:	93 guest room hotel (approx. 235sf per room and approx. 39,885sf for total property). Employee housing, laundry facilities, mechanical room, recreational space, restaurant & kitchen, bar, gift shop & maintenance shop.
Topography:	Level
Trees:	Sparsely wooded.
Taxes:	None.
Terms:	Owner will finance sale with a minimum of 25% down payment.
Remarks:	This is an asset sale; no financial records are available (last operated by this owner in 2013).

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. 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.