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## Shop, Home & Bunkhouse in Naknek

*File #R127*

<b>Land Size:</b>	1 Acre
<b>Price:</b>	\$485,000
<b>Area:</b>	Naknek
<b>Legal Description:</b>	Lot 8 Block 2 "B" Williams Subdivision; Kvichak Recording District; Plat #87-2
<b>Directions:</b>	Located on B Drive from C or E Drives off the Alaska Peninsula Highway (Naknek-King Salmon Hwy); see maps.
<b>Access:</b>	Maintained gravel road.
<b>Waterfront:</b>	None
<b>Utilities:</b>	Oil Heat (in-floor); Electric Hot Water; Public Sewer; Well.
<b>Covenants:</b>	None; unrestricted.
<b>Buildings:</b>	1,100 sf 2 Bdrm, 1 bath Ranch Home w/vaulted ceilings, in-floor heat, spacious open kitchen, laminate wood floors, large back deck & metal roof. 1,760 sf shop w/18' metal door and attached bunkhouse w/2 bdrms, 1 bth. Steam bath house. Camera security system on the property.
<b>Topography:</b>	Level
<b>Trees:</b>	None; lots of room for parking or storage.
<b>Surveyed:</b>	Yes; corners were originally marked with 1/2" x 30" rebar.
<b>Taxes:</b>	Approx \$2,014 yr
<b>Terms:</b>	Cash; or Owner will finance sale with a minimum of \$200,000 down and a 5 year call.
<b>Remarks:</b>	All tools, equipment, connexes & vehicles included in sales price. Appointment only; call Listing Office to view. MLS #22-14130

**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.