Clam Gulch Lodge
67260 Sterling Highway
Clam Gulch, AK 99568

$1,499,000
10.54± Acres
Kenai Peninsula County







MORE INFO ONLINE:

https://www.alaskalandguide.com/

SUMMARY

Address
67260 Sterling Highway

City, State Zip
Clam Gulch, AK 99568

County
Kenai Peninsula County

Type
Business Opportunity, Residential Property

Latitude / Longitude
60.209198 / -151.423977

Dwelling Square Feet
3,768

Bedrooms / Bathrooms
6 / 5

Acreage
10.54

Price
$1,499,000

Property Website
www.mossyoakproperties.com







PROPERTY DESCRIPTION

Welcome to Clam Gulch Lodge--an exceptional turnkey hospitality property perched above Cook Inlet on 10.54 breathtaking acres with approximately 800 feet of Sterling Highway frontage. Perfectly positioned in the heart of Alaska's Kenai Peninsula, this one-of-a-kind property showcases panoramic views of Cook Inlet and the majestic volcanoes of Mt. Redoubt, Mt. Iliamna, and Mt. Spurr.

Extensively remodeled and expanded between 2019 and 2025, the 3,288 square-foot main lodge comfortably accommodates up to 16 guests with six bedrooms and five bathrooms. The dramatic great room features vaulted ceilings, a stone fireplace, and expansive windows that frame Alaska's spectacular scenery. Dining area seats 16, while the newly updated commercial-grade gallery kitchen is fully equipped with double induction ranges/ovens, multiple prep and dishwashing stations, generous refrigeration/freezers, and everything needed to host large groups, retreats, or events.

Outdoor living is equally impressive. A sprawling back porch overlooks Cook Inlet and the surrounding volcanoes and is designed with a pellet grill, propane grill, camp stove, cooking and dining ware and abundant covered seating. Guests can relax in the gazebo while taking in unforgettable sunsets or wander the scenic trail that winds throughout the property.

In addition to the main lodge, the property includes a charming guest cabin complete with a kitchen, full bath, loft, and sleeping accommodations for up to six guests - ideal for owners, additional rental income or extended family.

Thoughtfully equipped for year-round operation, the property also features a newly constructed greenhouse, studio and potting building, multiple storage buildings, mature landscaping, a backup generator, well water with Culligan filtration, on-demand hot water, fuel oil heat, and a Toyo stove.

Established in 1985, Clam Gulch Lodge has welcomed over 4,200 guests from all 50 U.S. states and 31 countries, earning a reputation as one of the Kenai Peninsula's premier destination lodges. Whether you envision continuing its successful hospitality legacy, creating an exclusive retreat, hosting corporate events, or enjoying an extraordinary private estate, this remarkable property offers endless possibilities in one of Alaska's most scenic locations.













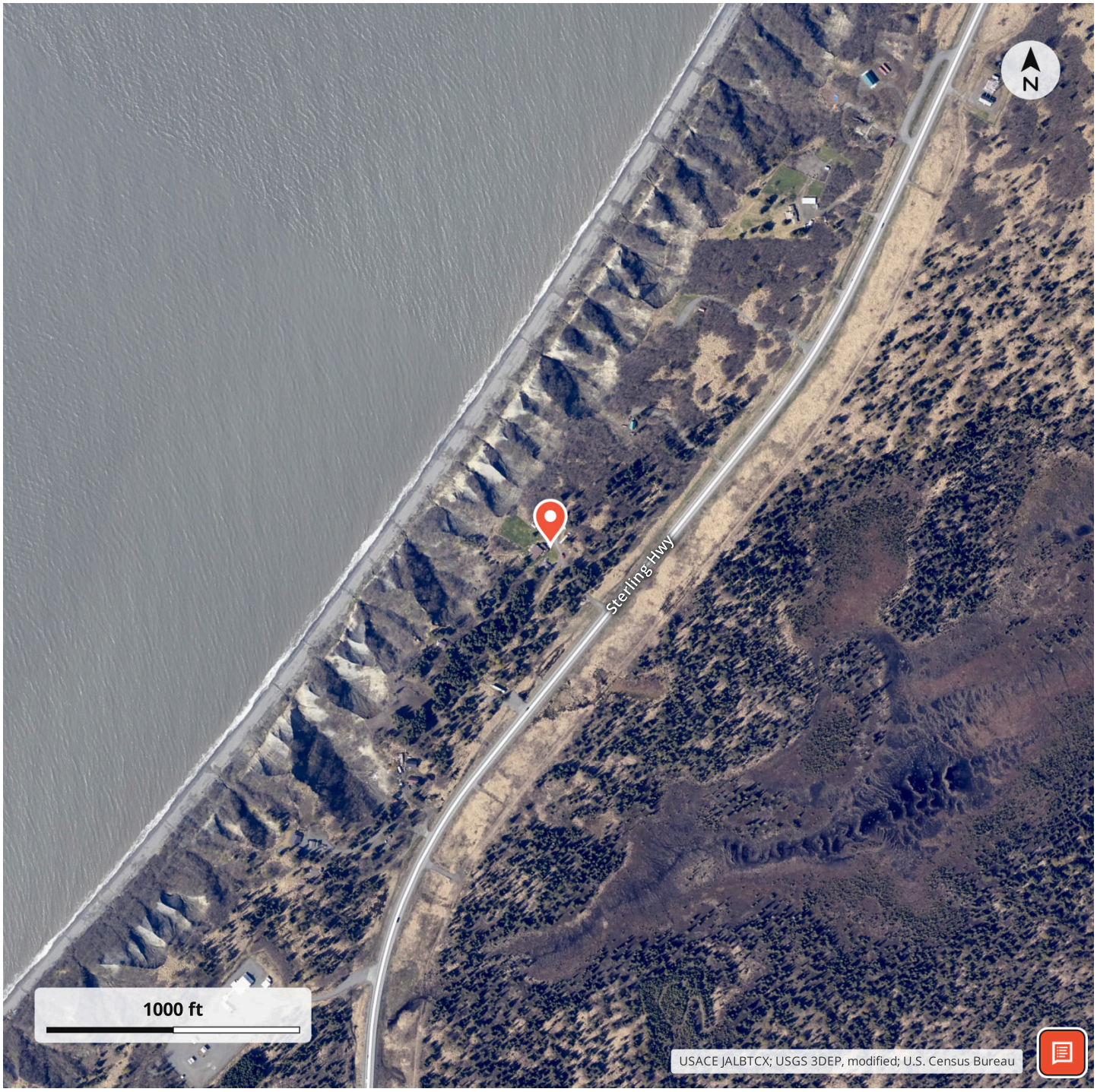
MORE INFO ONLINE:

https://www.alaskalandguide.com/

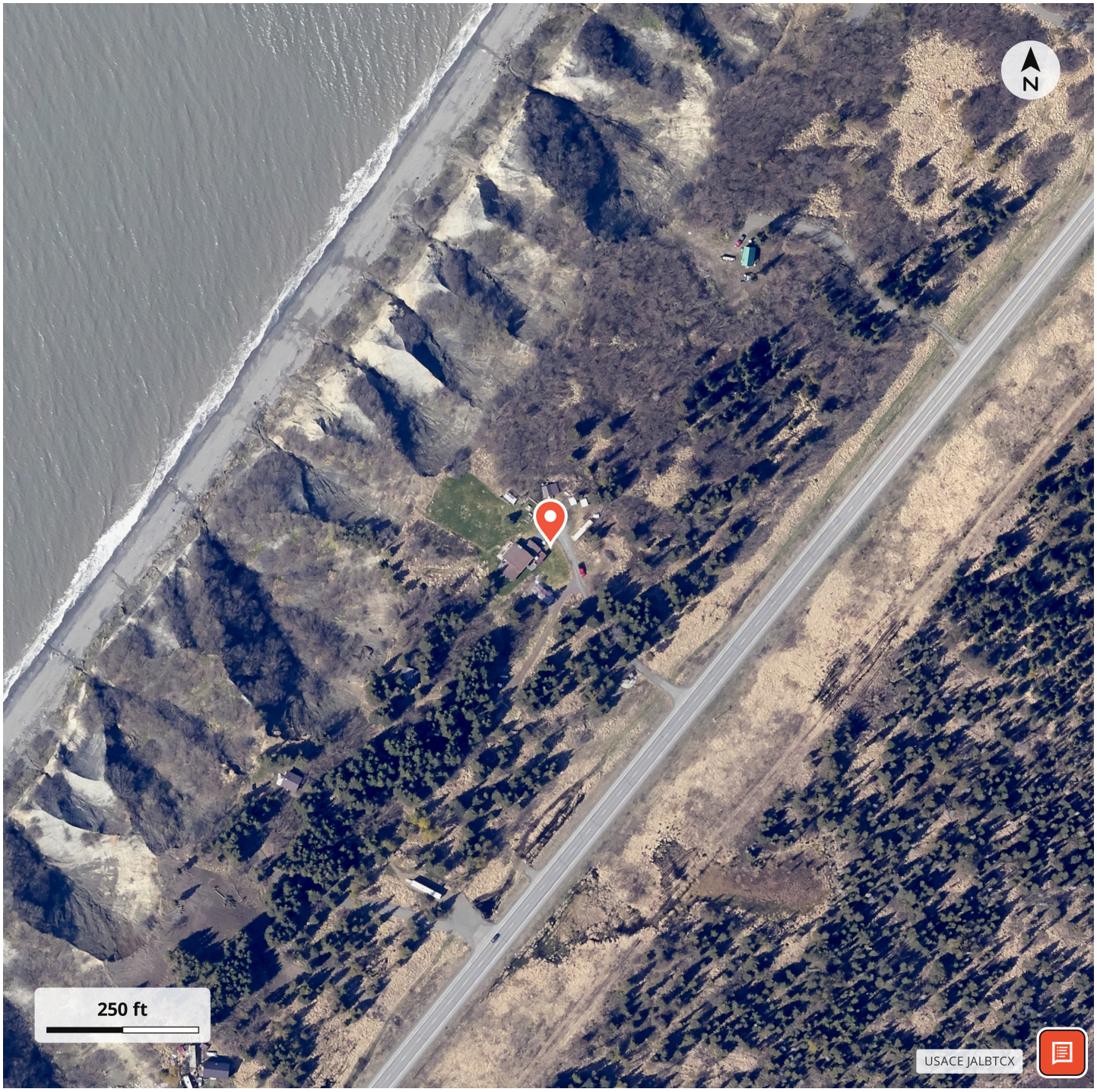
Regional Map



Locator Map


N
Sterling Hwy
1000 ft
USACE JALBTCX; USGS 3DEP, modified; U.S. Census Bureau

Aerial Map



LISTING REPRESENTATIVE

For more information contact:



Representative
Monica Zappa

Mobile
(907) 740-3909

Office
(907) 567-1052

Email
mzappa@mossyoakproperties.com

Address
15555 Sterling Hwy, Ste 1

City / State / Zip
Ninilchik, AK 99639

NOTES

NOTES

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

Mossy Oak Properties of Alaska - Soldotna
43199 Sterling Hwy
Soldotna, AK 99669
(907) 262-7300
https://www.alaskalandguide.com/