

65449 Lingonberry Road
65449 Lingonberry Rd
Ninilchik, AK 99639

\$351,000
2.17± Acres
Kenai Peninsula County



**65449 Lingonberry Road
Ninilchik, AK / Kenai Peninsula County**

SUMMARY

Address

65449 Lingonberry Rd

City, State Zip

Ninilchik, AK 99639

County

Kenai Peninsula County

Type

Recreational Land, Residential Property, Single Family, Business Opportunity, Commercial

Latitude / Longitude

60.027453 / -151.637142

Dwelling Square Feet

2,970

Bedrooms / Bathrooms

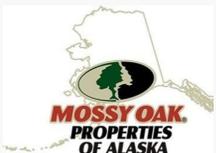
5 / 5

Acreage

2.17

Price

\$351,000



**65449 Lingonberry Road
Ninilchik, AK / Kenai Peninsula County**

PROPERTY DESCRIPTION

Motivated Seller Income Producing Rental Property: Unlimited Possibilities! This property offers an excellent investment opportunity, providing multiple income streams through both short-term and long-term rentals. With three short-term rental cabins and two long-term rental units, it can accommodate various types of tenants throughout the year.

The Cabins:

Bear & Wolf Cabins: These dry cabins each feature a kitchenette, sleep 5-6 guests, and are 231 sq. ft. each.

Moose Cabin: This cabin has a full kitchen, a ¾ bath, sleeps 6 guests, is 472 sq. ft., and includes a lean-to with freezer storage and covered porch.

Shared Wash House: A dual bathroom facility with laundry, 423.5 sq. ft., with an attached tool shed and loft storage.

Long-Term Rentals:

Double Wide: A 3-bedroom, 1-bathroom home with mountain views, 989 sq. ft..

Single Wide: A 2-bedroom, 1-bathroom unit with mountain views, 773.5 sq. ft..

Additional Features:

An insulated and powered 1,200 sq. ft. shop for storage or workspace.

A new 192 sq. ft. shed with a lean-to, prepped with power and water lines, ready for a fish cleaning station, freezer storage, or other uses.

Fish cleaning table and additional storage shed for equipment or supplies.

Additional water and sewer hookups ready for the construction of a new cabin.

5 full RV hookup spots for additional rental income.

Insulated and heated well house with a commercial well, ensuring a reliable water supply.

2 septic systems servicing the property.

Landscaped lawn that could be utilized for additional camp tent sites.

A community campfire area for guests to gather and enjoy the natural surroundings.

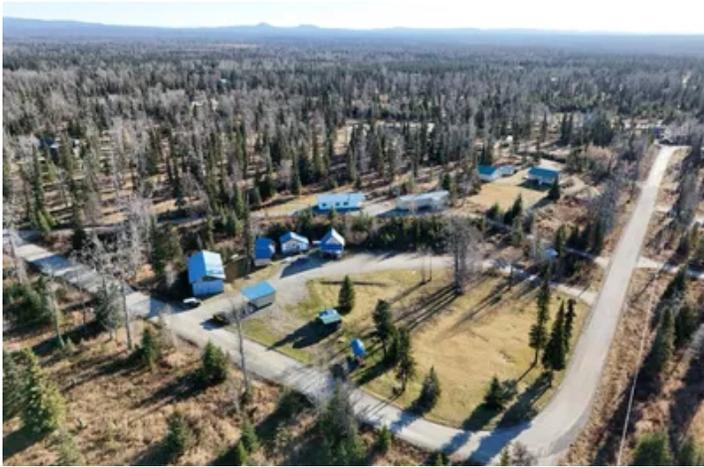
With peekaboo views of Mt. Iliamna and Redoubt, this property offers an idyllic setting for guests while providing plenty of room to grow or expand. Whether you're looking to continue running it as a vacation rental, start a charter business, or use it for something entirely new, the options are truly limitless!

Contact - Danielle Chihuly (907)540-9043

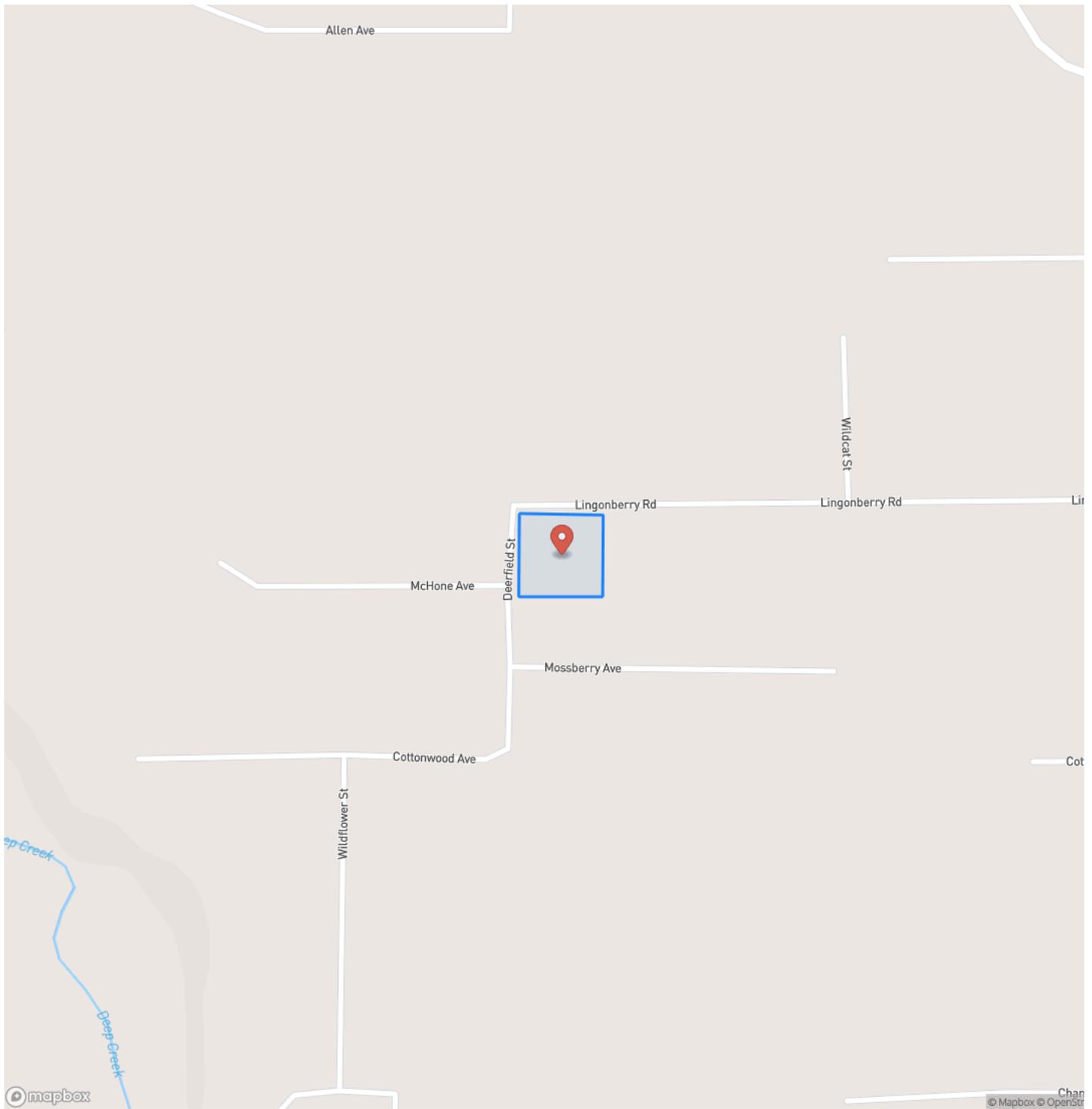
Celisa Sedivy (907)252-4251



65449 Lingonberry Road
Ninilchik, AK / Kenai Peninsula County



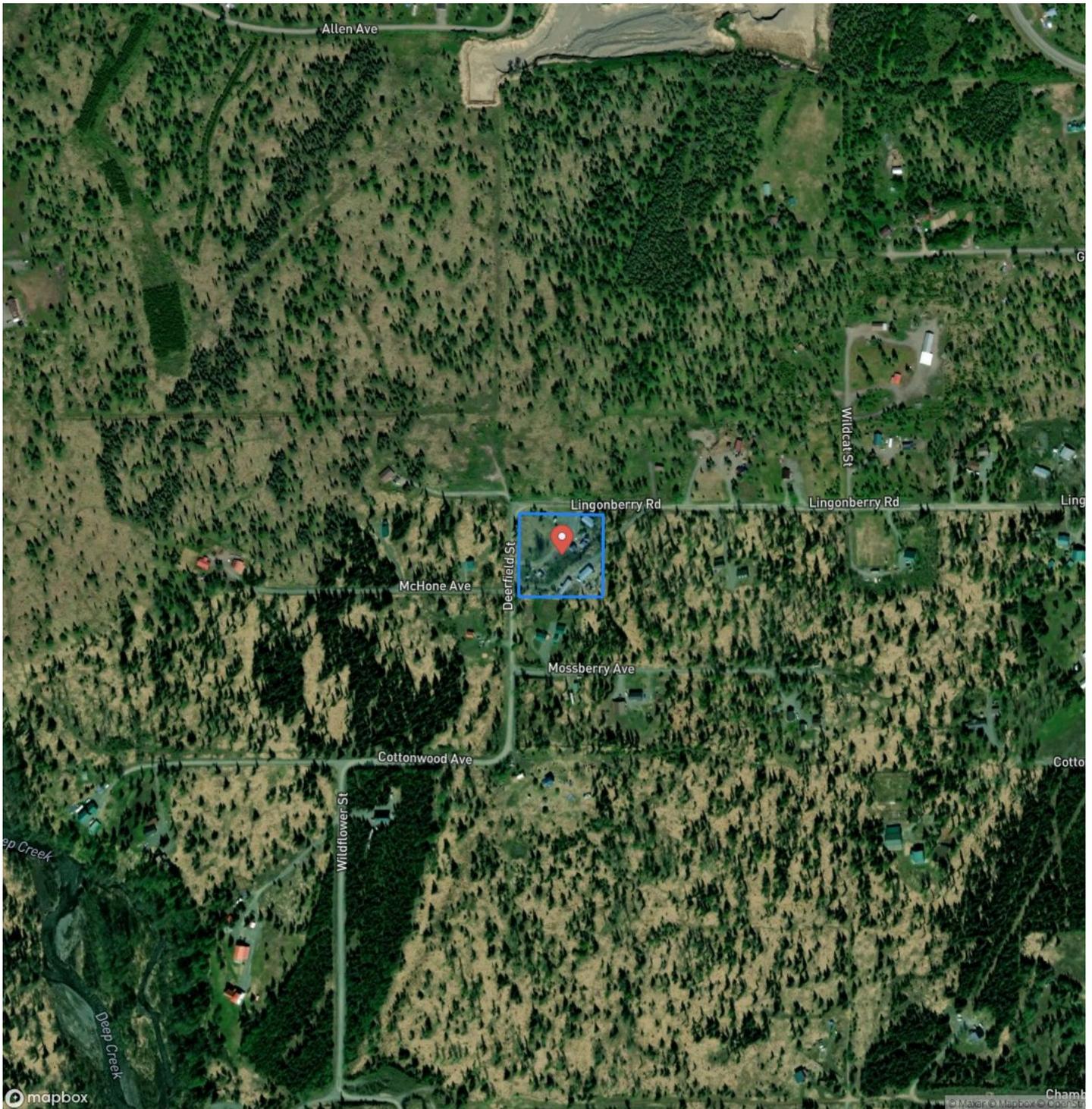
Locator Map



Locator Map



Satellite Map



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
www.alaskalandguide.com

