

7.2 Alaska Route 10 Copper Center AK 99573
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Kenny Lake, AK 99573

\$1,695,000
28.29± Acres
Valdez-Cordova County



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Kenny Lake, AK / Valdez-Cordova County

SUMMARY

Address

7.2 Alaska Route 10

City, State Zip

Kenny Lake, AK 99573

County

Valdez-Cordova County

Type

Business Opportunity, Commercial

Latitude / Longitude

61.689769 / -144.831202

Bedrooms / Bathrooms

8 / 0

Acreage

28.29

Price

\$1,695,000

Property Website

<https://www.mossyoakproperties.com/property/7-2-alaska-route-10-copper-center-ak-99573-valdez-cordova-alaska/115680/>



PROPERTY DESCRIPTION

KENNY LAKE MERCANTILE & RV PARK

COPPER RIVER VALLEY | KENNY LAKE, ALASKA

A Rare 28± Acre Alaska Commercial, Hospitality & RV Destination with Multiple Established Revenue Streams

Edgerton Highway | Kenny Lake / Copper Center Area, Alaska

Approximately 28.29 Acres | Mercantile | Fuel | Lodging | Diner | Laundromat | RV Park | Residence

MORE THAN A BUSINESS. MORE THAN REAL ESTATE. AN OPPORTUNITY TO OWN A PIECE OF THE ALASKA EXPERIENCE.

Kenny Lake Mercantile & RV Park presents a rare opportunity to acquire an established Alaska business, substantial commercial real estate hospitality accommodations, campground infrastructure, owner or employee housing, equipment, vehicles, and inventory in one diversified offering.

Situated on approximately **28.29 acres along the Edgerton Highway**, this property serves both the local Kenny Lake community and travelers exploring one of Alaska's most remarkable recreational and tourism regions.

This is not simply a convenience store. It is a **multi-faceted commercial and hospitality property** bringing together retail, gasoline and diesel sales, propane service, lodging, food service, public laundry and showers, RV and tent camping, residential accommodations, and substantial highway-oriented acreage.

For an owner-operator or family looking to build a life and business in Alaska, much of the foundation is already here.

Operate the existing businesses. Expand the hospitality component. Develop additional uses across the acreage. Build upon the property's position along a travel corridor leading toward Chitina, McCarthy, Kennecott, and Wrangell-St. Elias National Park & Preserve.

The infrastructure is established. The revenue streams are diversified. The next chapter is ready to be written.

A COMPLETE ALASKA OWNER-OPERATOR, COMMERCIAL & HOSPITALITY OPPORTUNITY

The strength of Kenny Lake Mercantile & RV Park is the diversity found on a single property.

A customer stopping for fuel can purchase groceries and supplies, grab something to eat, use the laundromat or showers, stay overnight in the hotel, or pull into the campground.

Local residents provide an important year-round customer base, while summer travelers, fishermen, hunters, RVers, tourists, and recreational visitors add another dimension to the operation.

The result is a property designed around **multiple complementary uses rather than dependence upon a single source of business.**

PROPERTY HIGHLIGHTS

Approximately 28 Acres of Commercial, Hospitality & Recreational Potential

- Approximately **28.29 gross acres / 28.23 net acres**
- Established Kenny Lake Mercantile & RV Park operation
- Significant Edgerton Highway exposure
- Mercantile and convenience retail operation
- Gasoline and diesel sales
- Propane service



- Four-room hotel
- Public laundromat
- Public showers and restroom facilities
- Diner / cafe
- 19 established RV and camping sites
- Four-bedroom residence
- Gift shop / office / indoor recreation space
- Multiple storage and support structures
- Existing well and septic infrastructure
- Fuel infrastructure
- Customary FF&E, vehicles, equipment and inventory intended to convey, subject to final sale terms and exclusions
- Substantial additional acreage offering future flexibility, subject to applicable approvals and site conditions
- Year-round local customer base with additional seasonal tourism and recreational traffic

MERCANTILE & RETAIL OPERATION

An Established Community and Traveler-Oriented Business

At the heart of the property is the approximately **1,500-square-foot mercantile/store**, serving as the primary retail operation and control point for fuel and propane sales.

The store provides a variety of merchandise supporting both area residents and visitors traveling through the Copper River region.

Reported merchandise categories include:

- Convenience and grocery items
- Fishing and outdoor gear
- Alaska souvenirs
- Apparel and outdoor clothing
- Ice
- Firewood
- Tobacco products
- Blankets and travel necessities
- Customary convenience-store merchandise

The operation combines the characteristics of a neighborhood mercantile with those of a highway travel stop, creating an important connection between the surrounding community and seasonal visitor traffic.

FUEL & PROPANE

Essential Services Along an Important Alaska Travel Corridor

Fuel service adds another important component to the property's diversified operation.

Existing seller-owned fuel infrastructure includes:

- **2,000-gallon unleaded gasoline aboveground tank**
- **1,000-gallon diesel aboveground tank**
- Fuel canopy
- Wayne fuel dispenser
- FuelBot system
- Unbranded fuel operation with no reported fuel supply agreement

Propane service is also available through rented propane equipment.



The property's location is particularly noteworthy for travelers continuing toward Chitina and the remote McCarthy Road corridor. National Park Service travel guidance identifies Kenny Lake as one of the communities where travelers should obtain fuel before continuing toward McCarthy, with no gasoline available along the McCarthy Road itself.

HOTEL, LAUNDRY & SHOWER FACILITIES

Hospitality Infrastructure Serving Travelers, Workers & Recreational Guests

A two-story commercial building adds several complementary hospitality uses.

The approximately **768-square-foot first floor** contains the public laundromat, showers, and restroom facilities.

Above it is an approximately **768-square-foot hotel area** containing:

- Four guest rooms
- Open/common area
- Microwave
- Refrigerator
- Table and chairs

These facilities create natural crossover between overnight guests, campers, highway travelers, seasonal workers, and recreational visitors.

The combination of lodging, showers, laundry, food, fuel, and retail in one location is an important feature of the property.

DINER / CAFE

Food Service Adds Another Revenue-Producing Component

Connected to the laundromat building is an approximately **408-square-foot diner/cafe**.

The seller reports that the diner underwent a complete remodel in **2015**, including new equipment.

The food-service component provides another opportunity to serve local residents, hotel guests, campground visitors, and travelers passing through the area while complementing the property's existing retail and hospitality operations.

RV PARK & CAMPGROUND

Stay, Explore & Experience the Copper River Region

The property includes **19 established RV and camping sites**, providing an existing foundation for recreational and tourism-oriented hospitality.

The campground includes:

- **10 electrical RV sites**
- **9 dry/tent sites**
- Picnic tables at reported dry/tent sites
- Fire rings or pits
- Four leveled tent areas
- Potable water access
- Septic dump facilities
- Access to public showers
- Portable toilets for after-hours use

For travelers exploring the Copper River Valley, Chitina, McCarthy, Kennecott, and Wrangell-St. Elias country, the campground provides a practical base from which to experience the surrounding region.



For future ownership, the approximately 28-acre property may also offer opportunities to further develop or enhance the recreational component, subject to site conditions and applicable governmental approvals.

OWNER OR EMPLOYEE RESIDENCE

Live Where You Work

An approximately **1,152-square-foot four-bedroom residence** is located on the property, providing a valuable housing component for an owner-operator, manager, employees, or potentially another use.

The residence includes:

- Four bedrooms
- One bathroom
- Water
- Septic

The seller describes the residence as livable with some repairs needed.

In a rural Alaska business environment where employee and management housing can be an important operational consideration, having residential accommodations already located on the property adds meaningful flexibility.

ADDITIONAL BUILDINGS & IMPROVEMENTS

Infrastructure Supporting a Diverse Operation

Beyond the primary commercial buildings, the property contains multiple supporting structures.

Known improvements include:

Gift Shop / Office / Recreation Building - Approximately 480 SF

Currently utilized for office rental and as indoor recreation space for campers during inclement weather.

Air Shed - Approximately 320 SF

Used for air compressor equipment, lawn tools, and fuel-pump tools.

Trapper Cabin with Arctic Entry - Approximately 388 SF

Log cabin currently utilized as dry storage.

Garage / Ice House

Additional support structure with final dimensions to be verified.

Residence Storage Shed

Additional storage supporting the residential and commercial operation.

Known measured building area totals approximately **5,784 square feet**, before adding the garage/ice house and residence storage shed.

WATER, SEPTIC & OPERATING INFRASTRUCTURE

Established Systems Supporting Multiple Uses

The property contains significant infrastructure supporting its commercial, residential, hospitality, and campground operations.

Reported systems include:

- Primary well approximately **265 feet deep**



- Commercial septic system with two approximately **2,000-gallon tanks in tandem**
- Approximately **4,000 gallons of total septic tank capacity**
- Elevated leach field
- Separate residential water and septic
- Campground potable water
- Septic dump facilities
- Generator
- Fuel storage and dispensing infrastructure

The seller reports the commercial septic system is pumped annually in the fall.

EQUIPMENT, VEHICLES & OPERATING ASSETS

A Business Designed to Continue Operating

The offering is intended to include customary furniture, fixtures, equipment, vehicles, and operating assets, subject to final documentation and agreed exclusions.

Identified assets include items such as:

- 2013 box van
- Riding lawn mower and grounds equipment
- Case W14 Loader with Bucket + Snow plow attachment
- Diner freezer
- Commercial coolers
- Pizza preparation equipment
- Oven
- Commercial sink
- Ice-making and merchandising equipment
- Generator
- POS/computer equipment
- Trash pump and hose
- Store freezer
- Commercial laundry equipment
- Snow-plow truck
- Ice cream merchandising/freezer equipment
- Fuel dispensing equipment

Normal store merchandise inventory has also been represented as part of the contemplated sale structure, subject to final purchase agreement terms and closing reconciliation.

RECENT IMPROVEMENTS & EQUIPMENT UPDATES

Ownership has continued investing in various operating systems and equipment.

Reported improvements and replacements include:

- Newer Wayne fuel dispenser
- New signage and conversion to an unbranded fuel operation
- Ice maker and ice merchandiser work
- Rain gutters on the store and laundry building
- Two 80-gallon water heaters
- New furnace
- New chimney/vent runs
- Double-stack dryer



- Replacement riding lawn mower
- Additional commercial washers planned/reported for 2026
- Diner/cafe remodel and equipment improvements

Specific dates, costs, installation status, and equipment details should be independently verified during buyer due diligence.

LOCATION ADVANTAGES

Gateway to McCarthy, Kennecott & Wrangell-St. Elias Country

Location is one of the most compelling aspects of this opportunity.

Kenny Lake Mercantile & RV Park is positioned along the **Edgerton Highway corridor**, which connects travelers from the Richardson Highway toward:

- Kenny Lake
- Chitina
- McCarthy
- Kennecott
- Wrangell-St. Elias National Park & Preserve
- Copper River recreational areas
- Fishing destinations
- Hunting areas
- Backcountry and wilderness recreation

The Edgerton Highway extends approximately 33 paved miles from the Richardson Highway to Chitina, where travelers can continue onto the approximately 60-mile McCarthy Road.

This places the property along an established route used by local residents, tourists, fishermen, hunters, RV travelers, and visitors heading toward one of Alaska's most extraordinary wilderness regions.

Wrangell-St. Elias National Park & Preserve recorded **108,840 recreational visits in 2025**, illustrating the broader tourism draw of the region. Park-wide visitation should not be interpreted as direct traffic past the property.

COMMERCIAL OPPORTUNITIES

Multiple Revenue Streams. One Alaska Property.

Kenny Lake Mercantile & RV Park offers unusual flexibility because so many complementary operations are already located together.

Existing and potential uses include:

- Mercantile / Convenience Store
- Gasoline & Diesel Sales
- Propane Service
- Four-Room Hotel
- RV Park
- Tent Campground
- Laundromat
- Public Showers
- Diner / Cafe
- Gift Shop
- Outdoor & Fishing Merchandise
- Owner-Operator Residence
- Employee Housing
- Traveler Services



- Tourism-Oriented Hospitality
- Recreational Basecamp
- Expanded Camping or Hospitality Uses
- Additional Commercial Development

Any future expansion, redevelopment, or change of use would be subject to applicable access, soils, utilities, land-use requirements, and governmental approvals.

INVESTMENT HIGHLIGHTS

Why This Alaska Opportunity Stands Apart

- Approximately **28 acres**
- Established operating business
- Real estate and business offered together
- Multiple complementary revenue streams
- Significant highway exposure
- Retail and convenience operation
- Gasoline and diesel sales
- Propane service
- Four-room hotel
- Diner / cafe
- Public laundromat and showers
- 19-site RV park and campground
- Four-bedroom residence
- Multiple commercial and support buildings
- Existing water and septic infrastructure
- Fuel infrastructure
- FF&E and operating equipment
- Vehicles
- Inventory contemplated with sale
- Local year-round customer base
- Seasonal tourism and recreation exposure
- Gateway location toward Chitina, McCarthy and Kennecott
- Access to the greater Wrangell-St. Elias region
- Substantial acreage with potential flexibility for future ownership
- Owner-operator / family-business opportunity
- Rare combination of business, real estate, hospitality, recreation and lifestyle

A BUSINESS, A PROPERTY & AN ALASKA LIFESTYLE

For the right buyer, Kenny Lake Mercantile & RV Park offers something increasingly difficult to find: the ability to purchase not simply a business or a parcel of commercial real estate, but an **established way of life with multiple operating components already in place.**

A new owner can live on the property, operate the mercantile, sell fuel, welcome hotel guests, host RV travelers and campers, provide food and traveler services, and become part of a rural Alaska community while exploring the property's future potential.

The acreage provides room.

The existing businesses provide diversification.

The highway provides visibility and access.

And the surrounding Copper River and Wrangell-St. Elias region provides the Alaska experience that brings people here in the first place.



THE BUSINESS IS ESTABLISHED. THE INFRASTRUCTURE IS IN PLACE. THE OPPORTUNITY IS YOURS TO BUILD UPON.

PROPERTY SUMMARY

Kenny Lake Mercantile & RV Park represents a distinctive opportunity to acquire approximately **28.29 acres of Alaska commercial real estate together with an established diversified business operation** serving residents, travelers, recreational visitors, fishermen, hunters, RVers, and tourists.

Combining mercantile retail, fuel, propane service, lodging, dining, laundry and showers, RV and tent camping, residential accommodations, support buildings, equipment, vehicles, inventory, and substantial acreage, the property brings together numerous components that would be difficult and costly to recreate individually.

Its location along the Edgerton Highway and the travel corridor toward Chitina, McCarthy, Kennecott, and Wrangell-St. Elias National Park & Preserve gives future ownership a compelling platform from which to continue operating, improve, expand, and create the next generation of this established Alaska business.

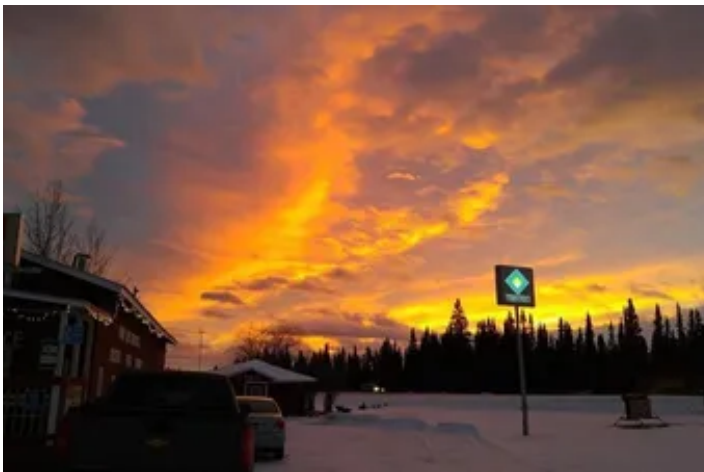
This isn't simply a place to invest in Alaska. It's an opportunity to own, operate, live, and build a future in Alaska.

NOTABLE FEATURES

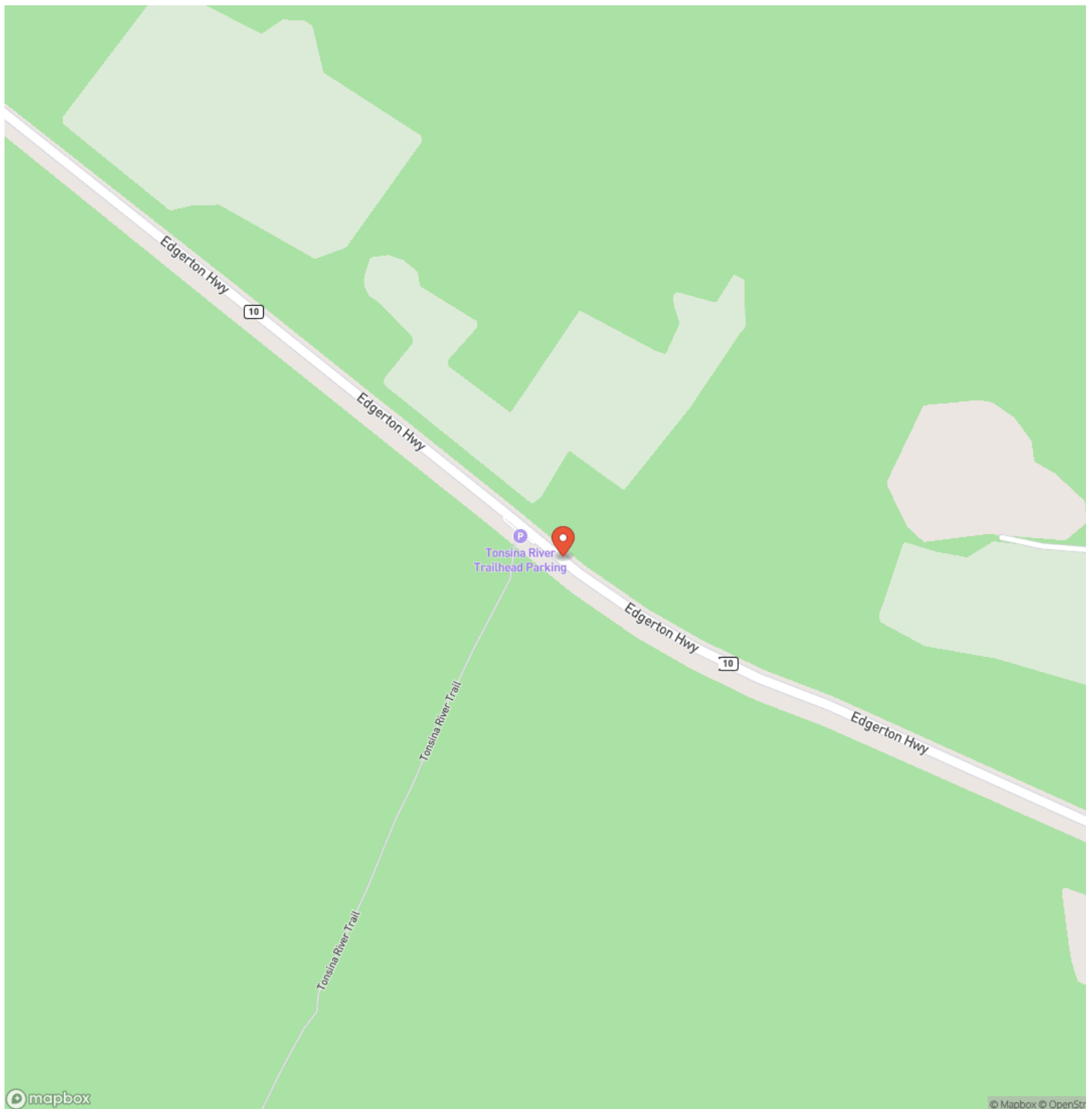
Alaska Business For Sale - Kenny Lake Alaska Commercial Property - Alaska Convenience Store For Sale - Alaska Mercantile For Sale - Alaska RV Park For Sale - Alaska Campground For Sale - Alaska Hotel For Sale - Alaska Hospitality Property - Alaska Gas Station For Sale - Alaska Fuel Business - Alaska Diner For Sale - Copper River Valley Commercial Property - Kenny Lake Real Estate - Chitina Alaska Business - McCarthy Alaska Gateway Property - Wrangell-St. Elias Commercial Property - Alaska Owner Operator Business - Alaska Investment Property - Alaska Tourism Business - Alaska Highway Commercial Property - Alaska Business With Real Estate - Alaska Business With Owner Housing - Alaska Commercial Acreage



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Kenny Lake, AK / Valdez-Cordova County



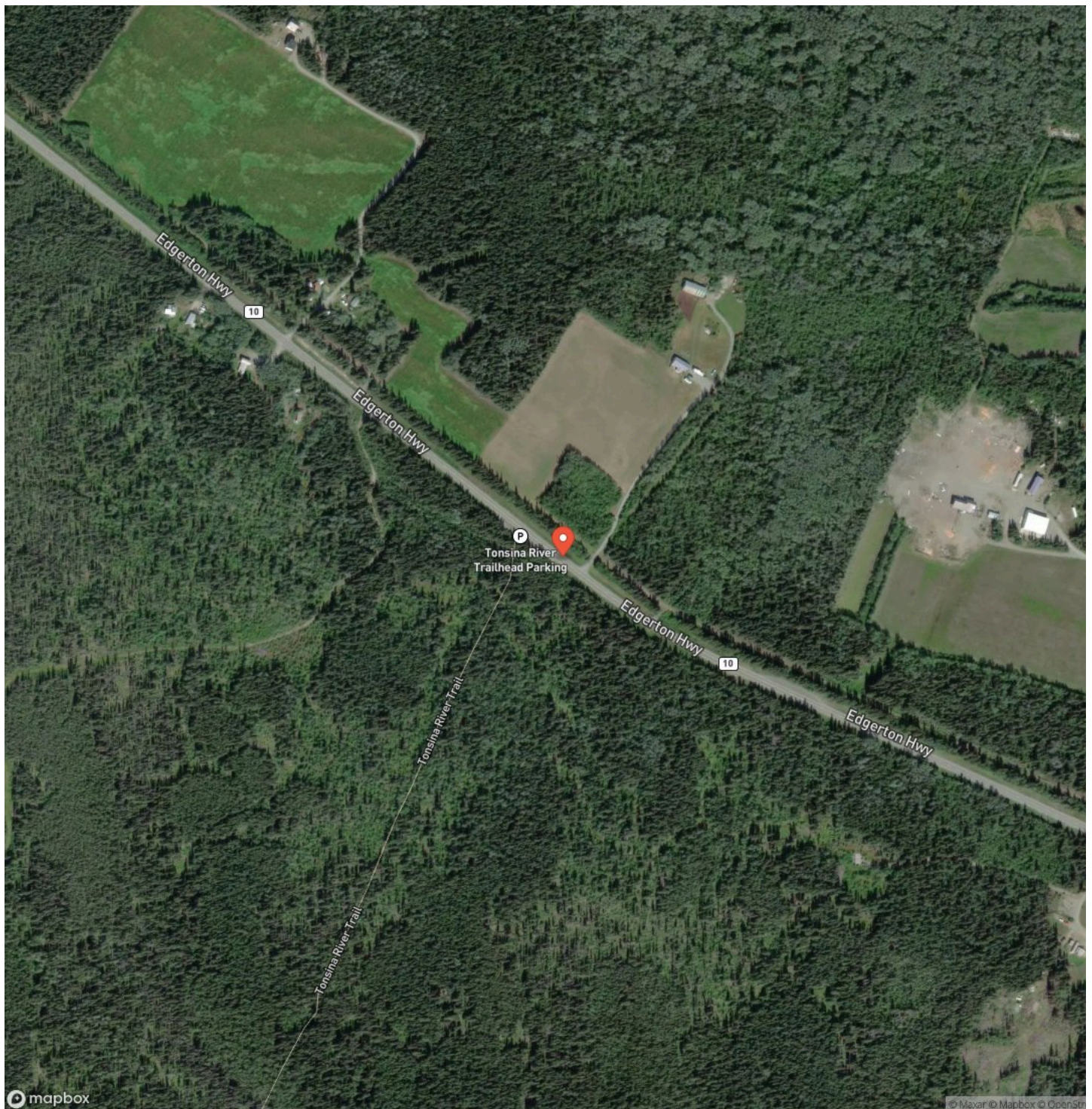
Locator Map



Locator Map



Satellite Map



7.2 Alaska Route 10 Copper Center AK 99573 Kenny Lake, AK / Valdez-Cordova County

LISTING REPRESENTATIVE

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NOTES



This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



DISCLAIMERS

All information provided is deemed reliable but is not guaranteed. Buyer and Buyer's Agent are responsible for independently verifying all information, including but not limited to financial information, business operations, assets, inventory, equipment, real property, leases, permits, licenses, and any other material facts related to the offering. Buyer and Buyer's Agent agree to hold Mossy Oak Properties of Alaska LLC and its licensees harmless from any errors, omissions, or inaccuracies in information provided by the Seller or other sources.



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