

**Glennallen Hardware and Lumber Business + Real
Property**
185 Glenn Hwy
Glennallen, AK 99588

\$1,500,000
5.590± Acres
Valdez-Cordova County



Glennallen Hardware and Lumber Business + Real Property

Glennallen, AK / Valdez-Cordova County

SUMMARY

Address

185 Glenn Hwy

City, State Zip

Glennallen, AK 99588

County

Valdez-Cordova County

Type

Commercial, Single Family, Lot, Business Opportunity

Latitude / Longitude

62.108144 / -145.588816

Dwelling Square Feet

10840

Bedrooms / Bathrooms

2 / 1

Acreage

5.590

Price

\$1,500,000

Property Website

<https://www.mossyoakproperties.com/property/glennallen-hardware-and-lumber-business-real-property-valdez-cordova-alaska/95907/>



Glennallen Hardware and Lumber Business + Real Property

Glennallen, AK / Valdez-Cordova County

PROPERTY DESCRIPTION

Turnkey **Glennallen Hardware & Lumber + real estate** at Glenn/Richardson Hwy jct, **serving Copper River Valley: 5.59± acres with 8,600 SF retail, 2,240 SF warehouse & lumber yard. Only hardware/lumber for ~115 miles**; 800+ rewards customers/mo. Sale includes business, inventory, POS, fixtures, forklifts, delivery/plow trucks & trailers. Extras: well, 2BR mobile home, 20kW solar (2024) + rental upside. Glennallen Hardware and Lumber LLC is a well-established, full-service hardware and lumber operation that has served the Copper River Valley for many years. The business functions as a critical supplier of building materials, tools, and general hardware for both residential and commercial customers across the region. Its longevity, stability, and deep-rooted presence have positioned it as an essential community resource with minimal direct competition. **Located on Alaska Highway #1 direct highway from Canada to Anchorage.**

The business is situated approximately 1.7 miles from downtown **Glennallen, Alaska, near the intersection of the Glenn Highway and the Richardson Highway.** This location places the operation along two of Southcentral Alaska's primary transportation corridors, allowing it to efficiently serve local residents, contractors, seasonal workers, and travelers throughout the Copper River Valley. While Glennallen itself has a population of roughly 600 residents, the store draws customers from the surrounding region, serving an estimated total trade area population of approximately 2,300.

Operations are conducted on a **well-maintained real property comprising approximately six acres.** Improvements include an 8,600-square-foot retail storefront and an adjacent 2,240-square-foot warehouse, both purpose-built to support the business's operations. The main retail building is thoughtfully laid out and houses a broad mix of departments, including lawn and garden, paint, plumbing, hardware, fasteners, electrical, housewares, pet supplies, sporting goods, automotive, and hand and power tools. Inventory depth exceeds 32,000 individual SKUs, enabling the store to meet the needs of both everyday consumers and professional tradespeople in a remote market where product availability is critical.

The paint department is fully equipped with an X-Rite computerized color-matching system, supported by multiple one-gallon shakers and a five-gallon shaker. This allows the store to provide professional-grade paint services locally, reducing the need for customers to travel long distances for specialty products. The warehouse supports lumber, insulation, sheetrock, bulk materials, and additional operational inventory, and includes a pipe-threading machine used to service plumbing and construction customers. The lumber yard is efficiently configured with covered ground racks and upright cantilever racks, allowing for organized storage and safe handling of dimensional lumber and building materials.

In August 2024, a 20kW solar array was installed on the warehouse roof, contributing to reduced electrical costs and improved operational efficiency. This improvement reflects ongoing reinvestment in the property and provides long-term utility savings.

Additional real property features include an on-site water well and a standalone two-bedroom mobile home located behind the store. The mobile home offers flexibility for owner occupancy or housing for a future manager, which is a meaningful advantage in a remote Alaska market where workforce housing can be limited.

The sale includes all land, buildings, and improvements, as well as the full suite of business assets required to continue operations without interruption. Included assets consist of inventory and receivables, furniture, fixtures, point-of-sale systems, computers, shelving, forklifts, delivery and snow removal vehicles, trailers, and yard equipment. The business is fully equipped to support year-round operations, including material delivery and winter maintenance, ensuring continuity for a new owner.

Customer loyalty is a defining characteristic of the business. An established rewards program supports strong repeat traffic, with more than 800 active loyalty customers shopping monthly. The store benefits from its position as the only hardware and lumber supplier within approximately 115 miles in any direction, giving it a dominant market presence. Glennallen Hardware and Lumber remains the primary and most convenient supplier for the region's everyday needs.

There are identifiable opportunities for future growth, particularly in the equipment rental segment. The **business currently rents a limited selection of equipment, including a mini-excavator and skid steer**, generating rental revenue during fiscal year 2024. Rental revenue has increased annually, and dedicating additional space and resources to this department presents a clear opportunity to expand income without significant changes to the existing business model.

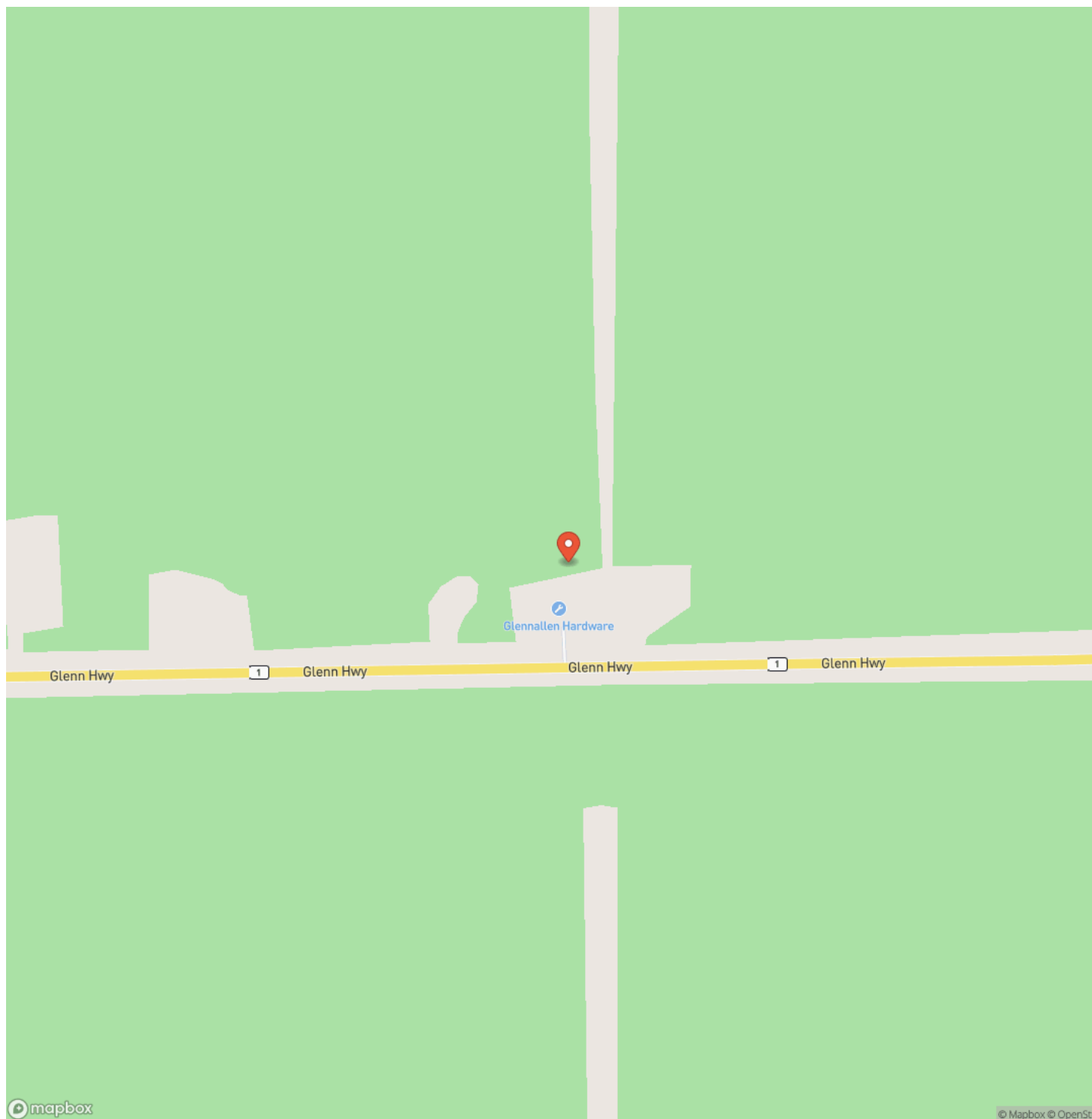
The business is owner-operated. The owner is selling in anticipation of retirement and is willing to provide up to three weeks of transition training to a new owner or operator to ensure a smooth handoff.



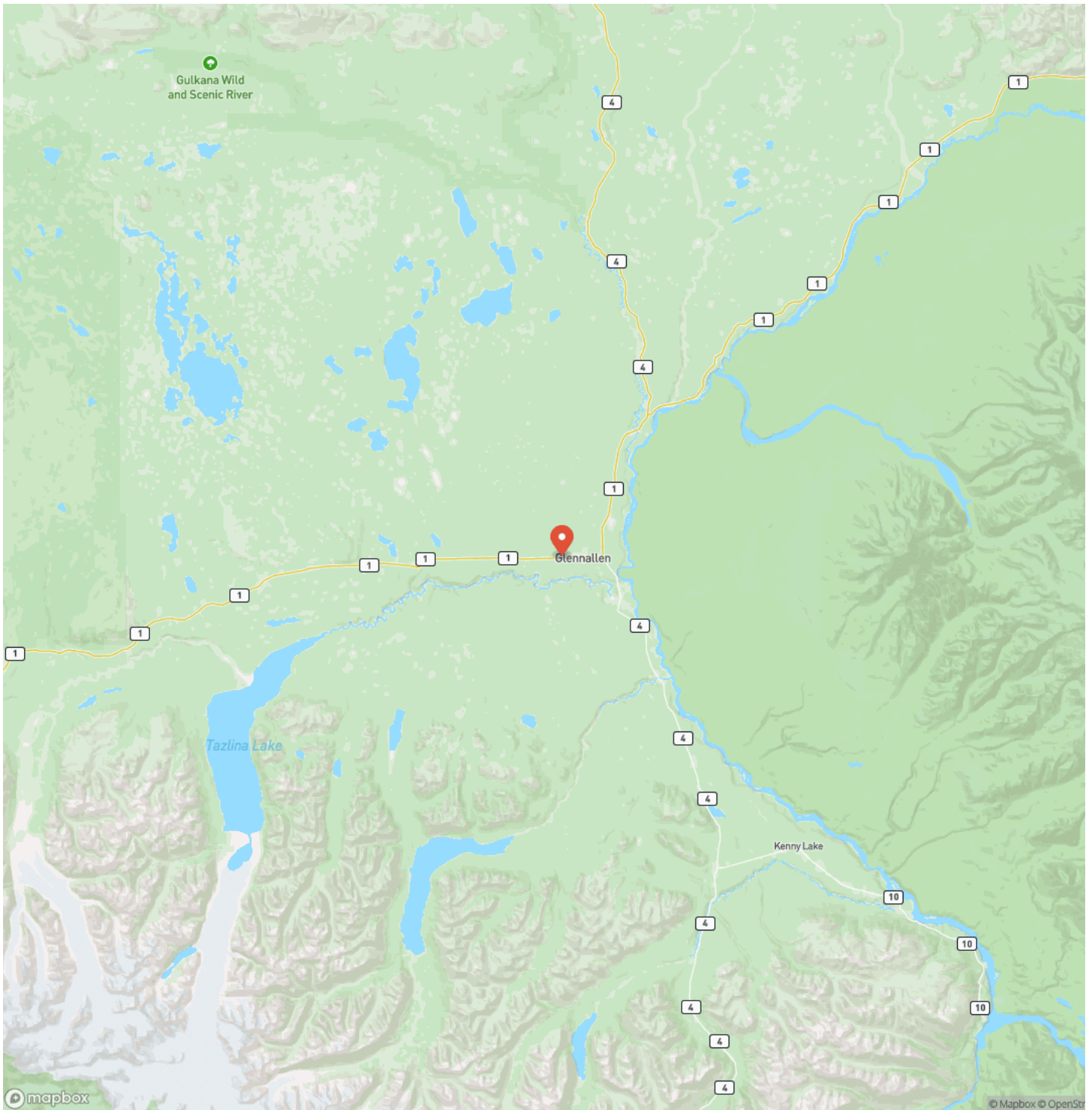
Glennallen Hardware and Lumber Business + Real Property
Glennallen, AK / Valdez-Cordova County



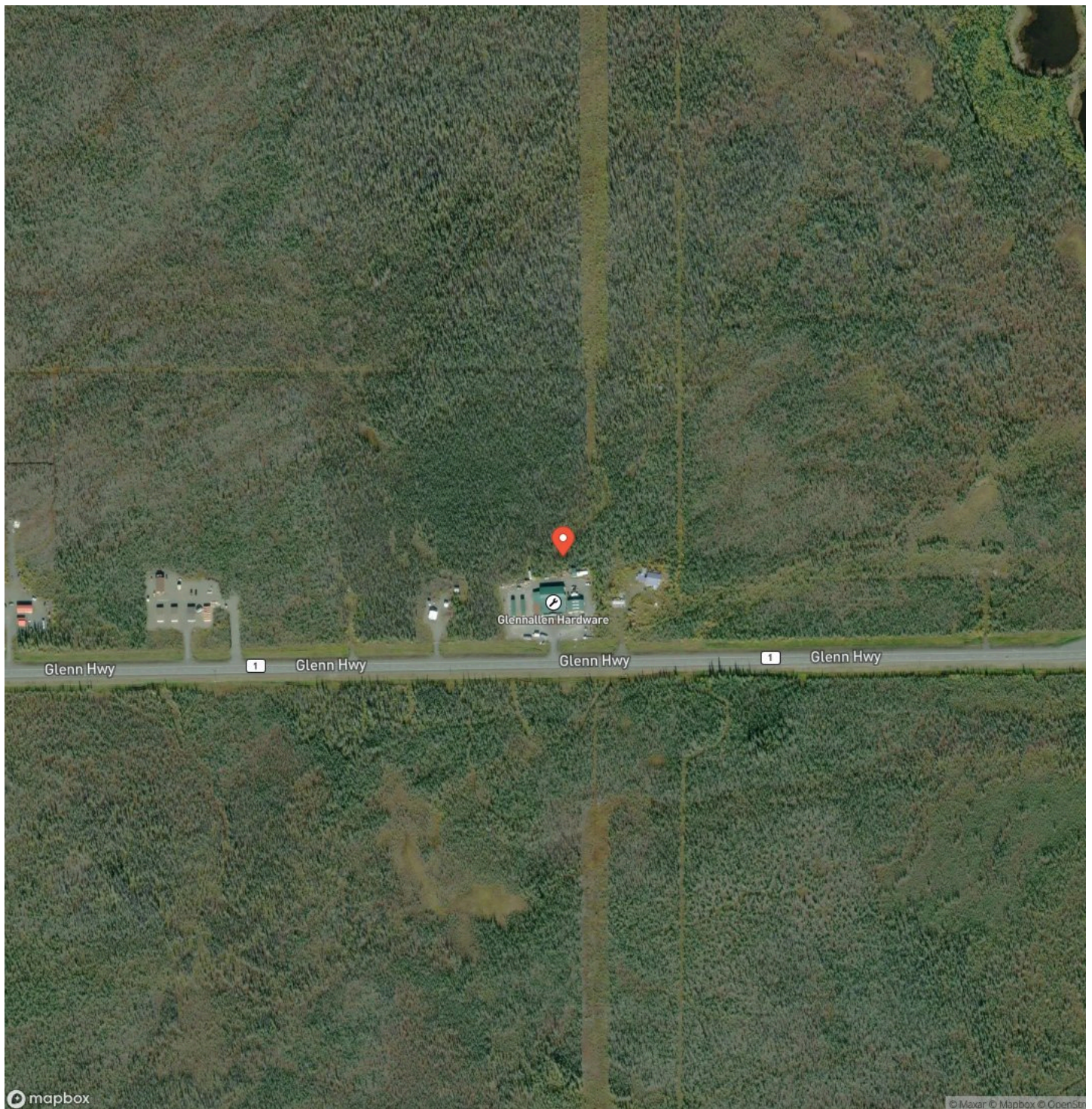
Locator Map



Locator Map



Satellite Map



Glennallen Hardware and Lumber Business + Real Property
Glennallen, AK / Valdez-Cordova County

LISTING REPRESENTATIVE

For more information contact:



Representative

Tom Lucas, Jr

Mobile

(209) 416-9907

Office

(907) 357-5100

Email

tlucasjr@mossyoakproperties.com

Address

2901 E Bogard #102

City / State / Zip

NOTES



This image shows a full page of blank white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page, providing a template for writing or drawing. There are no margins, text, or other markings present.



DISCLAIMERS

Confidential Business Review available for pre-qualified buyers. Mossy Oak Properties Co-Broker NDA required. All inquiries and showing requests must be directed exclusively to the listing licensee. Because this is a confidential business offering, interested parties are strictly prohibited from contacting the business, its employees, suppliers, or customers directly



Mossy Oak Properties of Alaska - Wasilla

2901 Bogard

Wasilla, AK 99687

(907) 357-5100

<https://www.mopalaska.com/>

