

Great Lodge Home / B&B on the Ocean Kenai Peninsula  
64316 ELIZABETH AVE  
Ninilchik, AK 99639

**\$1,549,000**  
5.97± Acres  
Kenai Peninsula County



**Great Lodge Home / B&B on the Ocean Kenai Peninsula  
Ninilchik, AK / Kenai Peninsula County**

**SUMMARY**

**Address**

64316 ELIZABETH AVE

**City, State Zip**

Ninilchik, AK 99639

**County**

Kenai Peninsula County

**Type**

Residential Property, Beachfront, Business Opportunity

**Latitude / Longitude**

60.098316 / -151.606093

**Taxes (Annually)**

\$8,096

**Dwelling Square Feet**

5,096

**Bedrooms / Bathrooms**

4 / 3.5

**Acreage**

5.97

**Price**

\$1,549,000



## Great Lodge Home / B&B on the Ocean Kenai Peninsula Ninilchik, AK / Kenai Peninsula County

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### PROPERTY DESCRIPTION

#### Alaska Oceanfront Property for Sale | Lodge, Restaurant & B&B Opportunity on the Kenai Peninsula

64316 elizabeth Ave, Ninilchik, Ak 99639.

#### 3-D TOUR

Rare opportunity to own a premier **oceanfront property on Alaska's Kenai Peninsula**, featuring a beautifully crafted **5,000 square foot lodge on 6 private coastal acres**. Known as *one of the finest properties in the region*, The Great House Lodge at Chautauqua offers a unique blend of **luxury residential living, hospitality income, and destination dining potential**.

Located near the coastal community of Ninilchik, this exceptional property is currently operated as a private residence and part-time **bed and breakfast with dining**, creating an ideal opportunity for those seeking a **turnkey Alaska lodge, restaurant, or hospitality business**. **AKSuperClub** has been serving private reservation groups, clients and locals for years.

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#### **Chef-Driven Restaurant & Culinary Opportunity**

Designed for both living and entertaining, the property includes a **full-service commercial kitchen and dining space**, making it well-suited for a **restaurant, private dining concept, or culinary retreat**.

Currently operated by a **world-renowned chef**, the property reflects the quality and atmosphere associated with a true **destination dining experience**. Guests are able to enjoy thoughtfully prepared meals and extend their visit with overnight accommodations, creating a seamless blend of **restaurant and lodging in one setting**.

This is an ideal opportunity for:

- Chefs seeking a more intentional, lifestyle-driven concept
- Buyers searching for a **restaurant for sale in Alaska**
- Hospitality operators looking to establish a **unique dining destination**
- Entrepreneurs interested in a **bed and breakfast with food service**

The setting, scale, and layout naturally support a concept that appeals to travelers exploring the Kenai Peninsula and those seeking memorable dining experiences in Alaska.

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#### **Property Highlights**

- 5,000 SF **custom lodge-style residence**
  - 6 acres of **private oceanfront land**
  - Operating as a **bed and breakfast with dining**
  - Expansive coastal views and natural surroundings
  - Separate **caretaker's cabin or rental unit**
  - Artesian spring water source
  - Handcrafted wood interiors and custom finishes
  - Warm, inviting spaces ideal for guests and gatherings
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#### **Lifestyle + Income in One Property**

This property offers the flexibility to **live year-round in Alaska while generating income** through multiple avenues:

- Bed and breakfast accommodations



- Dining and culinary experiences
- Private events, retreats, or seasonal offerings

It's particularly well suited for those seeking a **live/work property**, combining personal lifestyle with a hospitality business in one of Alaska's most scenic coastal regions.

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## Kenai Peninsula - A Destination Market

The Kenai Peninsula is widely recognized as one of Alaska's most desirable destinations, known for its:

- Dramatic coastline and natural beauty
- World-class fishing and outdoor recreation
- Strong seasonal tourism economy
- Growing demand for unique lodging and dining experiences

Properties that combine **oceanfront real estate with hospitality and restaurant potential** are limited, making this a rare offering within the Alaska market.

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## Investment & Use Potential

This property is well positioned for buyers exploring:

- Alaska oceanfront real estate
- Kenai Peninsula property opportunities
- Restaurant or hospitality concepts in Alaska
- Bed and breakfast ownership
- Lifestyle-driven business investments
- 1031 exchange opportunities

With its existing use and flexible layout, it supports both **immediate enjoyment and long-term business potential**.

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## Summary

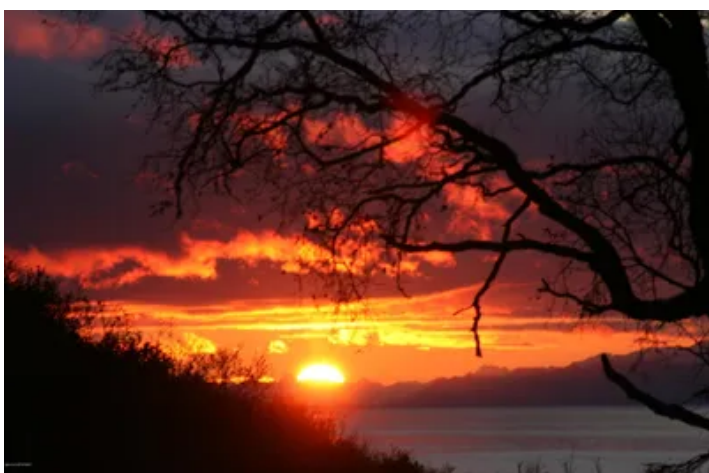
The Great House Lodge at Chautauqua represents a rare opportunity to acquire a **one-of-a-kind oceanfront property in Alaska** that seamlessly combines **residential comfort, culinary potential, and hospitality income**.

Whether envisioned as a private retreat, a chef-driven restaurant, or a boutique bed and breakfast, the property offers a compelling combination of **location, character, and opportunity** on the Kenai Peninsula.

Call Thomas M Lucas III. [907-521-5511](tel:907-521-5511) or E-Mail [Thomas.Lucas@mossyoakproperties.com](mailto:Thomas.Lucas@mossyoakproperties.com)



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## Locator Map



## Locator Map



## Satellite Map







## **DISCLAIMERS**

### **Brokerage Disclaimers for Confidential / Discreet Business Listing**

#### **1. Confidentiality & Non-Disclosure**

This is a confidential business listing. All financial and operational information will only be released to qualified buyers who have executed a Non-Disclosure Agreement (NDA). By inquiring, prospective buyers agree not to disclose any information provided by the brokerage or seller to third parties.

#### **2. No Direct Contact With Business or Employees**

Prospective buyers, agents, and third parties are strictly prohibited from contacting the business, its employees, clients, vendors, or representatives directly. All communication must go through the listing brokerage. Unauthorized contact may disqualify a buyer from consideration.

#### **3. Accuracy of Information**

Information provided and other sources deemed reliable; however, Mossy Oak Properties of Alaska-Wasilla makes no representations or warranties, express or implied, regarding its accuracy, completeness, or current status. Buyers are advised to independently verify all information to their satisfaction.

#### **4. Proof of Funds & Buyer Qualification**

Brokerage reserves the right to request proof of funds, financial capability, and/or experience before releasing detailed information or scheduling a showing. Seller and brokerage may decline offers or requests for access at their sole discretion.

#### **5. Showing Conditions**

Showings may be limited to non-business hours or arranged in a manner that protects the seller's confidentiality and ongoing operations. Buyers agree to follow all instructions related to scheduling and conduct during showings.

#### **6. No Legal, Tax, or Accounting Advice**

Mossy Oak Properties of Alaska-Wasilla does not provide legal, tax, financial, or accounting advice. Buyers are encouraged to consult with their own licensed professionals regarding due diligence, valuation, structure, financing, and tax implications.

#### **7. Contingent Upon Seller Approval**

Any access to records, on-site visits, or discussions with ownership are subject to seller approval and may be withdrawn at any time if confidentiality concerns arise.

#### **8. Non-Solicitation**

Buyers agree not to solicit or interfere with existing business relationships, customers, contracts, or employees before, during, or after the transaction unless expressly permitted by the seller.

All information is deemed reliable but is not guaranteed. Buyer and Buyer's Agent are advised to independently verify all details, including property features, business operations, permitted uses, and available services. Mossy Oak Properties and the listing licensee make no warranties, expressed or implied, regarding the accuracy or completeness of the information provided



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