1338.5 Alaska Highway TOK Ak 99780 Cathedral Creeks B&B
1338.5 Alaska Highway
Tok, AK 99780

$495,000
3.44± Acres
Southeast Fairbanks County







MORE INFO ONLINE:

https://www.mopalaska.com/

SUMMARY

Address
1338.5 Alaska Highway

City, State Zip
Tok, AK 99780

County
Southeast Fairbanks County

Type
Recreational Land, Commercial, Business Opportunity

Latitude / Longitude
63.23086 / -143.44405

Acreage
3.44

Price
$495,000

Property Website
www.mossyoakproperties.com







PROPERTY DESCRIPTION

CATHEDRAL CREEKS LODGE

TURNKEY ALASKA B&B, CAMPGROUND & LIFESTYLE PROPERTY

OWNER FINANCING AVAILABLE - 3.44 ACRES - ALASKA HIGHWAY FRONTAGE - HELIPAD - FULLY FURNISHED

3D-TOUR

The seller wants to relocating out of state for family reasons, creating a rare opportunity to acquire an established Alaska hospitality property just 24 miles from Tok.

Cathedral Creeks Lodge sits on approximately 3.44 acres with private Alaska Highway frontage, dramatic Alaska Range and river views, Northern Lights potential, and a level of privacy that is increasingly difficult to find. The property is positioned between two Cathedral Rapids Creeks and offers an authentic Alaska setting without giving up road access, utilities, cell service, and operational infrastructure.

This is a turnkey live and work opportunity with guest accommodations, campground facilities, a commercial kitchen, helipad, private wells, shower and laundry facilities, storage, garden space, and furnishings included.

PROPERTY HIGHLIGHTS

- Owner financing available
- Approximately 3.44 acres
- Approximately 24 miles from Tok
- Private Alaska Highway frontage
- Established B&B and campground
- Main lodge
- Separate guest house
- Additional cabin
- Office trailer
- Campground
- Helipad
- Commercial kitchen
- Accommodations for up to approximately 17 guests
- Fully stocked and furnished
- Alaska Range, river and territorial views
- Northern Lights viewing opportunities
- Two private wells
- Shower house with laundry
- Smokehouse
- Garden area
- Storage buildings
- Excellent cell phone service reported by seller
- No zoning

GUEST ACCOMMODATIONS

The property is designed to support both overnight lodging and longer stay hospitality use.

MAIN LODGE

The main lodge serves as the central hospitality building and includes guest accommodations, common areas, kitchen functions and gathering space.

GUEST HOUSE

The separate guest house includes:

- 4 bedrooms
- 1 bathroom

ADDITIONAL CABIN

A separate cabin provides another lodging option and adds flexibility for private guest use, staff housing, or expanded rental capacity.

GUEST CAPACITY

The overall operation is represented as accommodating up to approximately 17 guests.

CAMPGROUND & OUTDOOR USE

The campground component broadens the business beyond traditional lodging and gives the property added appeal for highway travelers, outdoor enthusiasts, hunters, fishermen, adventure groups, and seasonal visitors.

The site layout supports a mix of structured lodging and more rustic Alaska stays, allowing a future owner to serve several different guest types from one property.

COMMERCIAL KITCHEN

The commercial kitchen supports guest meals, group dining, breakfast service, tour packages, retreats, and other hospitality uses.

This feature gives a buyer additional flexibility to operate beyond room rentals alone and can support a more complete guest experience.

HELIPAD & ACCESS

The on site helipad is one of the property's most distinctive features and can support private aviation, charter activity, remote tourism, outdoor recreation logistics, and other specialized uses.

Road access is provided from the Alaska Highway through maintained, paved and dedicated access.

UTILITIES & SUPPORT INFRASTRUCTURE

The property includes substantial infrastructure for continued operation:

- Two private wells
- Crib sewer system
- Electric service
- Wood stove heating
- Toyo heating
- Oil and propane systems
- On demand oil drip hot water heater
- Shower house
- Laundry facilities
- Storage sheds
- Smokehouse
- Garden area
- Office trailer

This infrastructure allows the property to function as both a hospitality business and a full time owner occupied residence.

ALASKA SETTING

Cathedral Creeks Lodge is surrounded by the scenery people travel to Alaska to experience.

The property offers:

- Alaska Range views
- River views
- Northern Lights
- Wildlife
- Open wilderness scenery
- Peace and privacy

The closest neighboring residence is reported by the seller to be approximately 6 miles away, reinforcing the sense of seclusion.

BUSINESS & LIFESTYLE OPPORTUNITY

This property may appeal to:

- Bed and breakfast operators
- Lodge owners
- Campground operators
- Outdoor recreation businesses
- Hunting and fishing outfitters
- Tourism investors
- Retreat operators
- Family enterprises
- Lower 48 buyers seeking an Alaska lifestyle business
- Owner operators wanting to live and work on site

The combination of guest lodging, campground space, a commercial kitchen, a helipad, highway frontage, and support infrastructure creates a strong foundation for continued hospitality use or future repositioning.

PROPERTY DETAILS

Property Name: Cathedral Creeks Lodge
Location: Mile 1338.5 Alaska Highway
Area: Eastern Interior Alaska
Acreage: Approximately 3.44 acres
Legal Description: US Survey #4291 CRM FRD Alaska
Zoning: Not Zoned
Water: Private wells
Sewer: Crib
Access: Maintained, paved, dedicated road and helipad
Business Uses: B&B, lodging, campground, recreation and hospitality

SUMMARY

Cathedral Creeks Lodge is an established Alaska hospitality property offering guest lodging, campground facilities, commercial kitchen infrastructure, a helipad, private water systems, support buildings, furnishings, and dramatic Interior Alaska scenery.

With the seller relocating out of state for family reasons and owner financing available, this is a compelling opportunity for a buyer seeking a true Alaska live and work property with immediate business potential and room to build on an established foundation.

LIVE HERE. HOST HERE. BUILD YOUR ALASKA FUTURE HERE.








CATHEDRAL CREEK
Bed and Breakfast

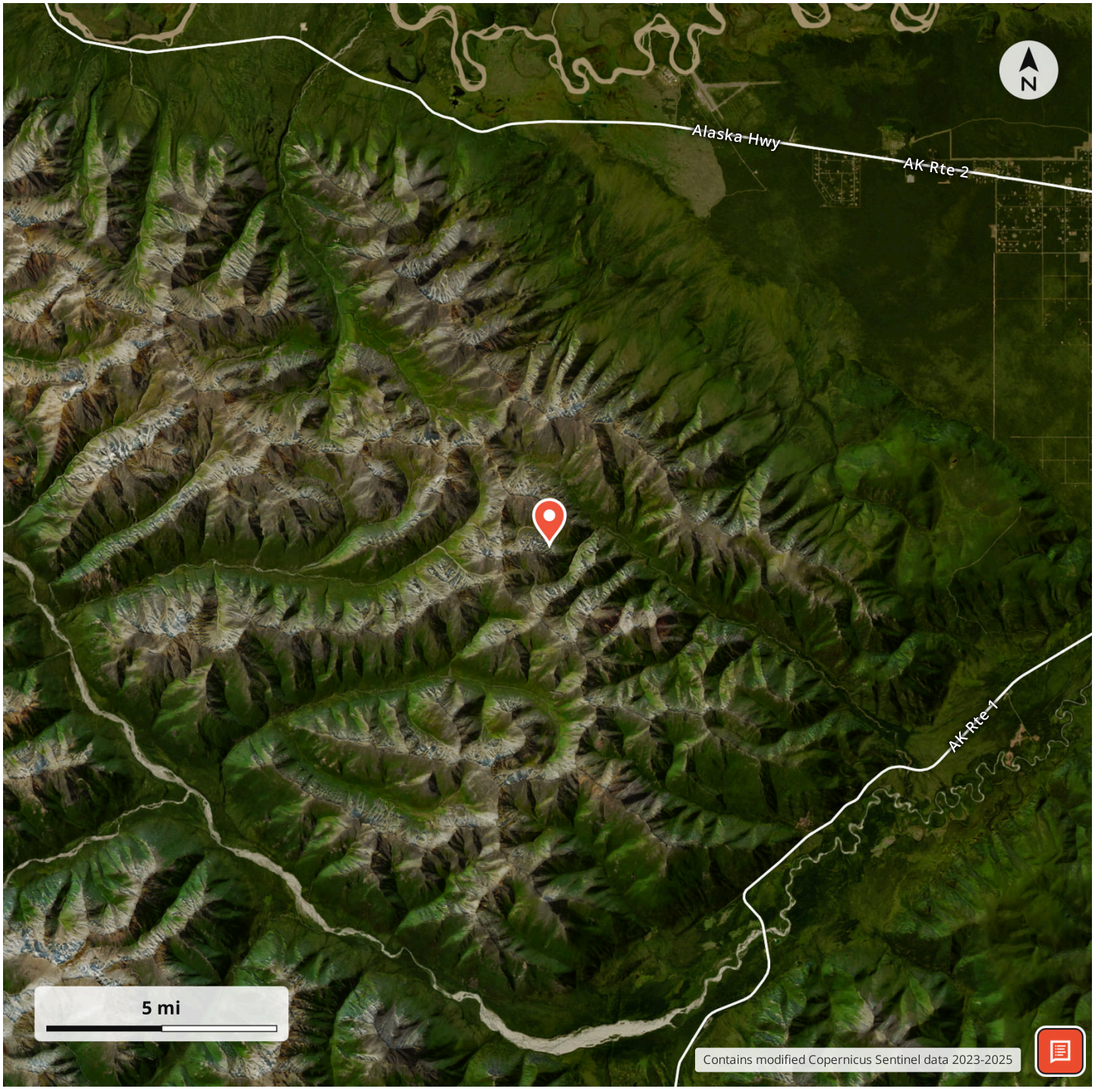

Welcome To
Cathedral Creeks
Bed and Breakfast



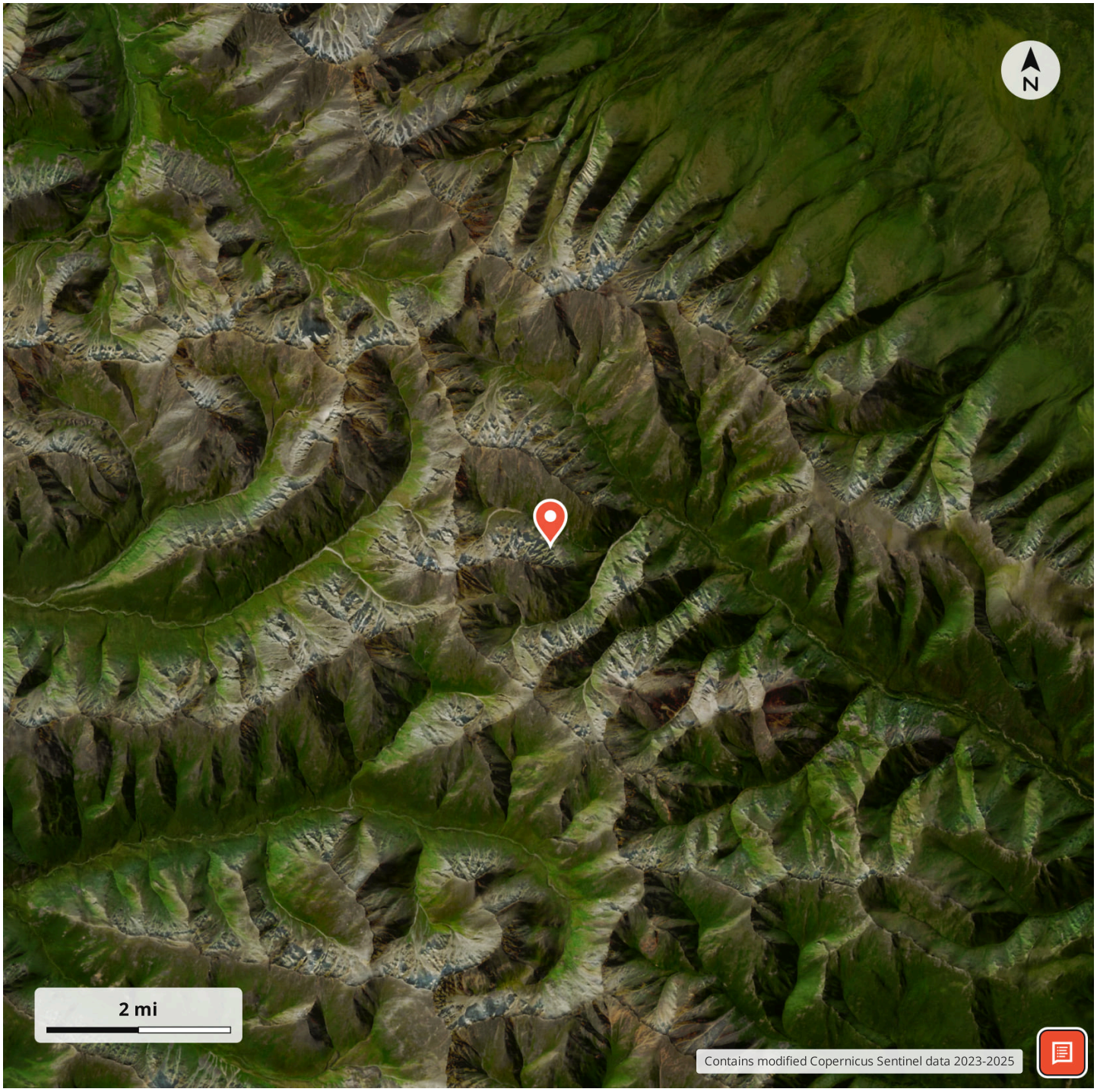
Regional Map



Locator Map


N
Alaska Hwy
AK Rte 2
AK Rte 1
5 mi
Contains modified Copernicus Sentinel data 2023-2025

Satellite Map



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NOTES

NOTES

MOSSY OAK PROPERTIES
America's Land Specialist

MORE INFO ONLINE:

https://www.mopalaska.com/

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