

Strip Mall 22336 Talkeetna Spur Road  
22336 Talkeetna Spur Road  
Talkeetna, AK 99676

**\$1,500,000**  
0.33± Acres  
Matanuska-Susitna County



**Strip Mall 22336 Talkeetna Spur Road  
Talkeetna, AK / Matanuska-Susitna County**

**SUMMARY**

**Address**

22336 Talkeetna Spur Road

**City, State Zip**

Talkeetna, AK 99676

**County**

Matanuska-Susitna County

**Type**

Commercial, Business Opportunity

**Latitude / Longitude**

62.321898 / -150.109836

**Acreage**

0.33

**Price**

\$1,500,000



## **PROPERTY DESCRIPTION**

### **Alaska Commercial Property for Sale | Fully Leased Retail Strip Mall in Talkeetna Near Denali National Park CAP Rate 7.4**

Prime Alaska commercial property for sale located in Downtown Talkeetna at the high-visibility corner of First Street and Talkeetna Spur Road. This fully leased retail strip mall investment offers immediate cash flow and is positioned directly along the Anchorage to Denali National Park tourism corridor, one of the most active travel routes in Alaska.

This income-producing property in Alaska is a stabilized, multi-tenant retail center designed for investors seeking passive income commercial real estate. The property benefits from exceptional exposure, with **tour buses and Princess Wilderness Lodge shuttles stopping directly across the street**, delivering consistent, high-volume pedestrian traffic from visitors traveling to Denali National Park.

**Owner financing available**, making this a highly attractive opportunity for buyers searching for cash-flowing commercial property in Alaska with long-term upside.

### **Investment Highlights**

- Fully leased retail strip mall for sale in Alaska
- Proven income-producing commercial property
- Located on the main route to Denali National Park
- Tour buses and Princess Lodge shuttles stop directly across the street
- High traffic tourism-driven retail location
- Owner financing commercial property available
- Passive income investment property in Alaska
- Stabilized multi-tenant retail center
- Strong seasonal cash flow from tourism
- Value-add potential and rent growth

### **[Talkeetna, Alaska - Gateway to Denali Tourism](#)**

Talkeetna is a premier Alaska tourism destination and a recognized gateway to Denali National Park, attracting thousands of visitors traveling along the Anchorage to Denali corridor.

Approximately 90% of visitors arrive by road, supported by Alaska Railroad traffic and organized motorcoach tours. Talkeetna also captures a significant share of Alaska cruise tourism, which brings over one million visitors annually, many of whom pass directly through this market as part of Denali travel packages.

### **High-Traffic Tourism Investment Opportunity**

This tourism-driven commercial property benefits from highly predictable visitor patterns and direct delivery of customers into the immediate trade area:

- Peak Season (May – September):  
1,500 to 3,000+ visitors daily, including approximately 1,000 cruise passengers per day
- Shoulder Season (April & October):  
500 to 1,000 visitors daily, extending income stability



With tour buses and lodge transportation stopping directly across the street, tenants benefit from continuous, walkable customer flow throughout the day.

### **Major Demand Driver – Princess Wilderness Lodge**

The nearby Mount McKinley Princess Wilderness Lodge (approximately 460 rooms) is one of Alaska's largest inland tourism destinations and a major driver of daily foot traffic.

Guests are transported into Talkeetna via scheduled shuttle service and guided tours, with regular stops directly across the street from the property, creating a reliable, built-in customer pipeline for surrounding retail businesses.

### **Cash Flow + Long-Term Upside**

This cash-flowing commercial property for sale in Alaska offers:

- Immediate rental income
- Low-management ownership structure
- Diversified tenant base
- Strong alignment with Alaska's tourism economy

### **Additional upside includes**

- Reconfiguring units for higher rents
- Expanding food and beverage tenants
- Increasing utilization of parking and outdoor space

### **Ideal For Buyers Searching**

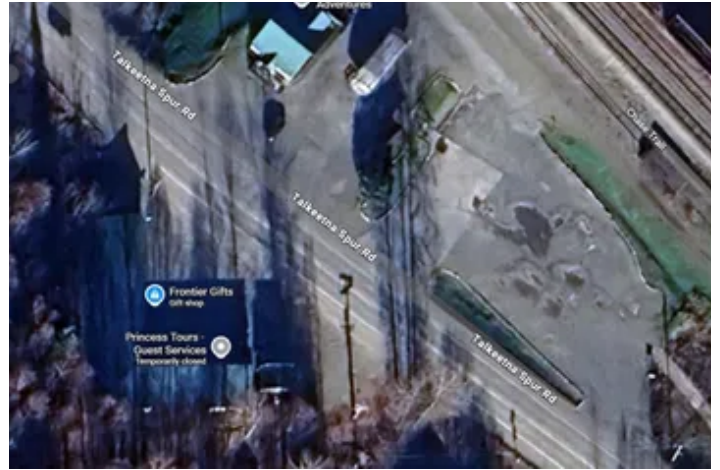
- Alaska commercial real estate for sale
- Talkeetna investment property
- Retail strip mall investment
- Passive income commercial property
- Denali National Park investment property
- Tourism-driven real estate opportunities
- Cash-flowing commercial property in Alaska

### **Summary**

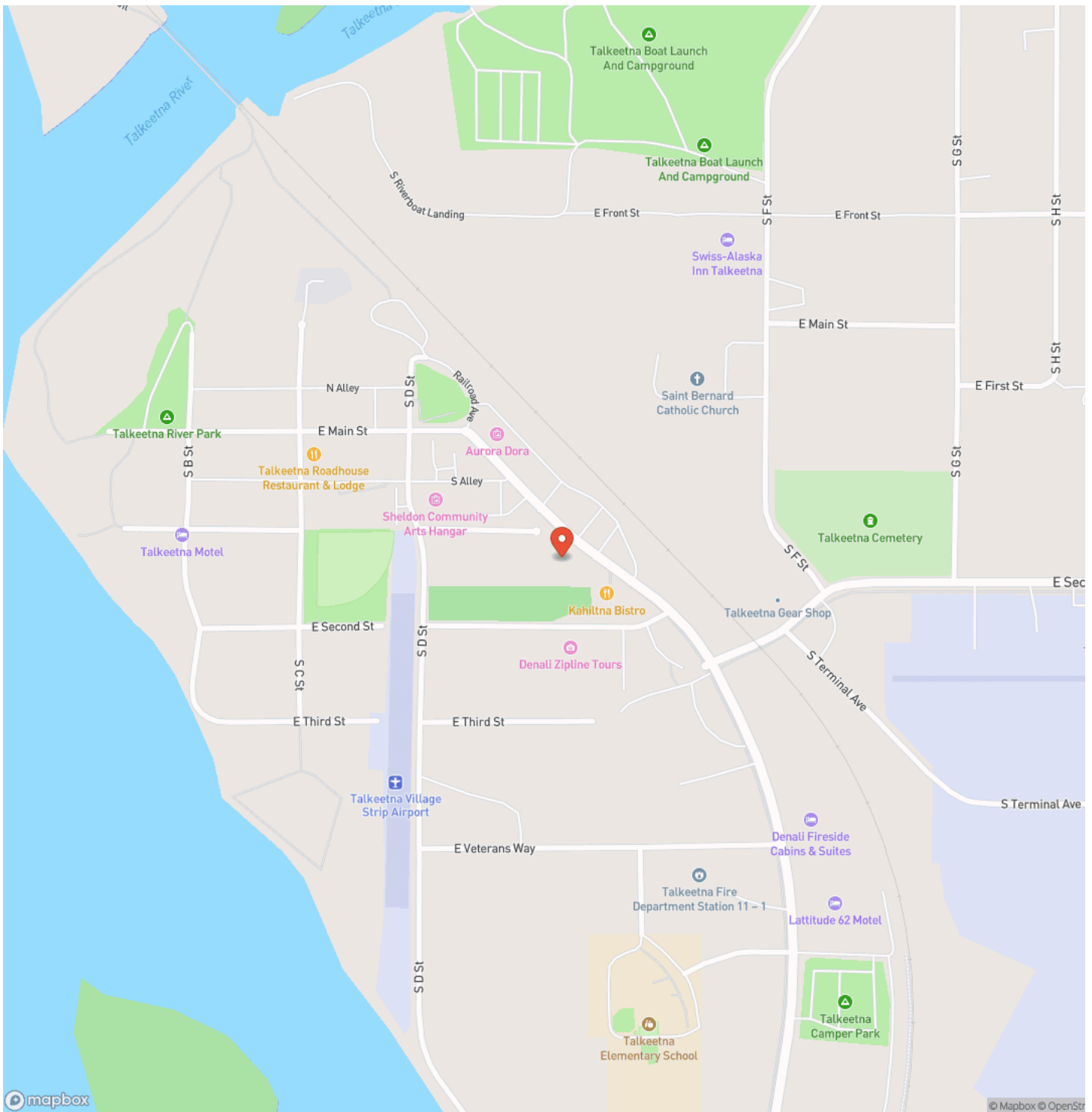
This is a rare opportunity to acquire a fully leased, income-producing retail strip mall in Talkeetna, Alaska, positioned directly within one of the most active tourism corridors in Alaska near Denali National Park. With tour buses and Princess Lodge shuttles stopping across the street, the property benefits from direct, consistent customer flow, delivering stable cash flow, strong visibility, and long-term growth potential.



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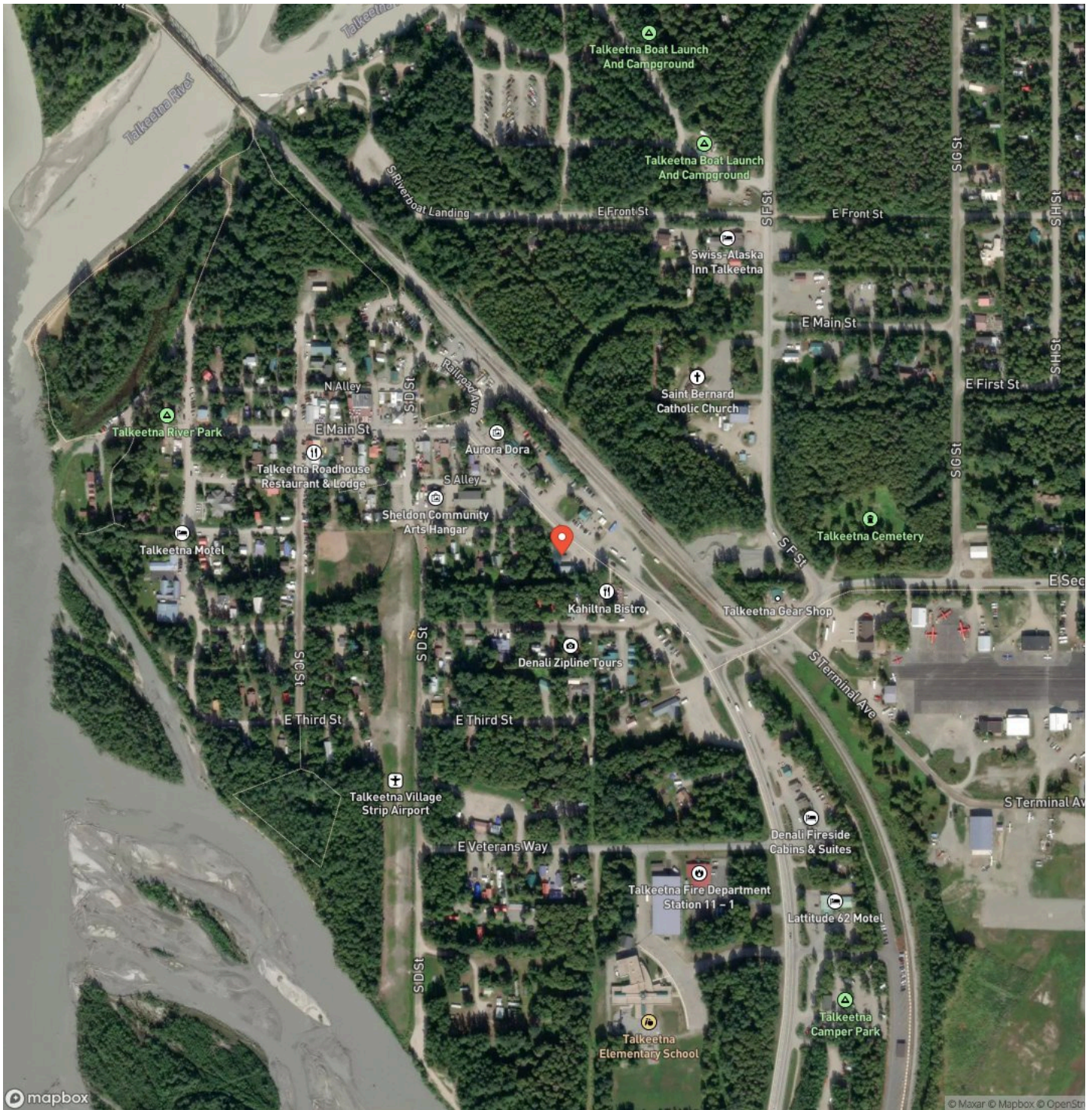
# Locator Map



## Locator Map



## Satellite Map







## **DISCLAIMERS**

Call Listing Licensee(s) for additional information. Buyer and Buyer's representative to verify all information, including property details, financials, and documents provided. Information is deemed reliable but not guaranteed by Mossy Oak Properties of Alaska



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