

Seldovia Beach Front 4.09
330 B Street
Seldovia, AK 99663

\$2,000,000
4.090± Acres
Kenai Peninsula County



Seldovia Beach Front 4.09
Seldovia, AK / Kenai Peninsula County

SUMMARY

Address

330 B Street

City, State Zip

Seldovia, AK 99663

County

Kenai Peninsula County

Type

Ranches, Business Opportunity, Single Family, Beachfront, Recreational Land, Undeveloped Land

Latitude / Longitude

59.433445 / -151.712681

Dwelling Square Feet

1232

Bedrooms / Bathrooms

1 / 1

Acreage

4.090

Price

\$2,000,000

Property Website

<https://www.mossoakproperties.com/property/seldovia-beach-front-4-09-kenai-peninsula-alaska/88666/>



Seldovia Beach Front 4.09

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PROPERTY DESCRIPTION

Unmatched 4.09-acre waterfront in Seldovia! 4 contiguous lots at 330 B St with 2 private beaches, historic 1930&1945 buildings, main house, boathouse, greenhouse, Sauna, ATV/tool shed. In city limits with utilities, zoned commercial & residential. Direct Kachemak Bay access for fishing, kayaking, wildlife. Walk to town ideal for eco-tourism, world class fishing beautiful sunsets Northern lightsPrime Waterfront Opportunity - 330 B Street, Seldovia, Alaska

Acreage: 4.09 acres across four contiguous lots

Zoning: Commercial & Residential

Waterfront: Two private beaches with direct Kachemak Bay access

Property Overview

Location: East Addition, Seldovia Townsite, within city limits

Parcel Details:

Lot 1: 2.34 acres

Lot 2: 0.68 acres

Lot 3: 0.70 acres

Lot 4: 0.37 acres

Access: Maintained road access via B Street

Utilities: City-provided water, electricity, and waste services

Historic Buildings: 1930 and 1945 structures suitable for restoration or redevelopment

Highlights:

Expansive 4.09-acre combined property a rare find within Seldovia city limits

Two private beaches offering lifestyle and recreational opportunities

Flexible zoning for commercial or residential development

Walking distance to downtown shops, restaurants, galleries, and boardwalk

Proximity to Seldovia Airport (less than 1 mile) for daily air service to Homer

Investment & Lifestyle Potential

Rare Scale: Large parcels in town are scarce; ideal for private estate, boutique lodging, or commercial ventures

Waterfront Living: Direct access to Kachemak Bay for boating, fishing, kayaking, and wildlife observation

Historic Charm: Existing buildings offer unique restoration or adaptive reuse opportunities

Utilities & Services: Maintained roads, city utilities, and nearby harbor enhance convenience

Outdoor & Recreation: Hiking, kayaking, biking, camping, berry picking, and seasonal events provide year-round lifestyle amenities

Community & Local Features

Accessibility:

Airport: Gravel airstrip less than 0.5 miles from town connects to Homer & Anchorage

Ferry / Water Taxi: Regular service across Kachemak Bay from Homer

Local Infrastructure:

Harbor: Ice-free year-round, supporting commercial and recreational boating

Shops & Utilities: Grocery, fuel, hardware, café, hair salon, spa services

Visitor Amenities: Museum, visitor center, post office, free Wi-Fi, campground, RV park

Medical & EMS: Local clinic with support from volunteer Fire & EMS department

Culture & Heritage:

Seldovia Village Tribe Museum & Visitor Center: Alutiiq (Sugpiaq) history & wildlife exhibits

St. Nicholas Russian Orthodox Church: Historic chapel built in 1891

Historic Boardwalk & Art: Chainsaw carvings, galleries, and unique public art throughout town

Outdoor & Recreation Highlights

Hiking & Trails:

Otterbahn Trail (1.2 miles) through spruce forests to Outside Beach

Rocky Ridge Trail: Panoramic views of town and coastline

Extended Trails: Tutka Bay, TV Tower, Red Mountain, Graduation Peak

Water Activities:

Kayaking: Eldred Passage, Sadie Cove, Jakolof Bay

Fishing Charters: Halibut, salmon, cod, and rockfish



Annual Human-Powered Fishing Events: Memorial Day kayak/pedal-boat contests

Nature & Seasonal Activities:

Berry picking: Blueberries, salmonberries, cranberries

Mountain biking along Jakolof Bay Road

Camping & picnicking at Inside and Outside Beaches or Wilderness RV Park

Accommodations & Dining

Lodging Options:

Boardwalk Hotel: Waterfront rooms, onsite restaurant/pub, bay-view deck

Eco & Unique Rentals: Treehouse Cove Lodge, Sadie Cove Wilderness Lodge, Tutka Bay Lodge, Between Beaches Alaska

Dining & Shopping:

Waterfront restaurants, cafés, pubs, and grocery market

Galleries, gift stores, bath products, hardware, fuel, fishing supplies

Entire town is compact and walkable

Events & Festivals

Summer Solstice Music Festival: Local and national artists, folk music, community celebrations

Memorial Day Fishing Derby: Human-powered fishing contest fostering community engagement

Summary & Key Selling Points

This four-lot assemblage at 330 B Street represents one of the most significant waterfront opportunities in Seldovia. Key benefits include:

4.09 acres of contiguous property with two private beaches

City services & utilities, maintained roads, and within city limits

Commercial & residential zoning offering flexible development

Historic buildings from 1930 and 1945 for restoration or redevelopment

Direct Kachemak Bay access for boating, fishing, kayaking, and wildlife observation

Walking distance to downtown amenities, restaurants, galleries, and the boardwalk

Proximity to Seldovia Airport and harbor, supporting residential and commercial activity

Exceptional outdoor recreation including hiking, biking, camping, berry picking, and seasonal events

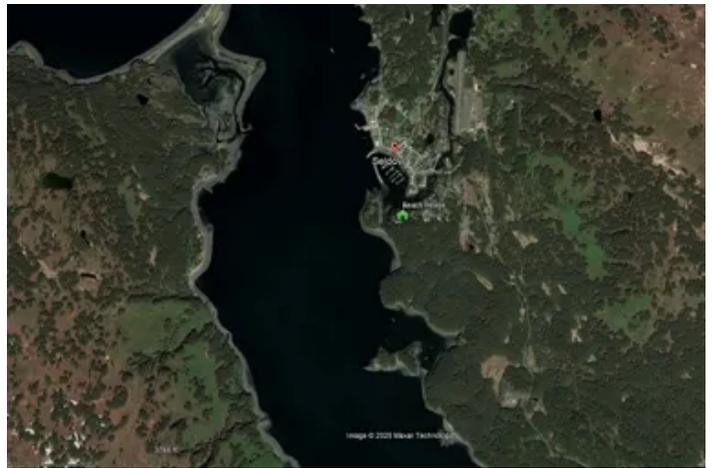
Rich culture and heritage, including museums, historic sites, art, and community festivals

Ideal for private estate, family retreat, boutique lodging, eco-tourism, or commercial development

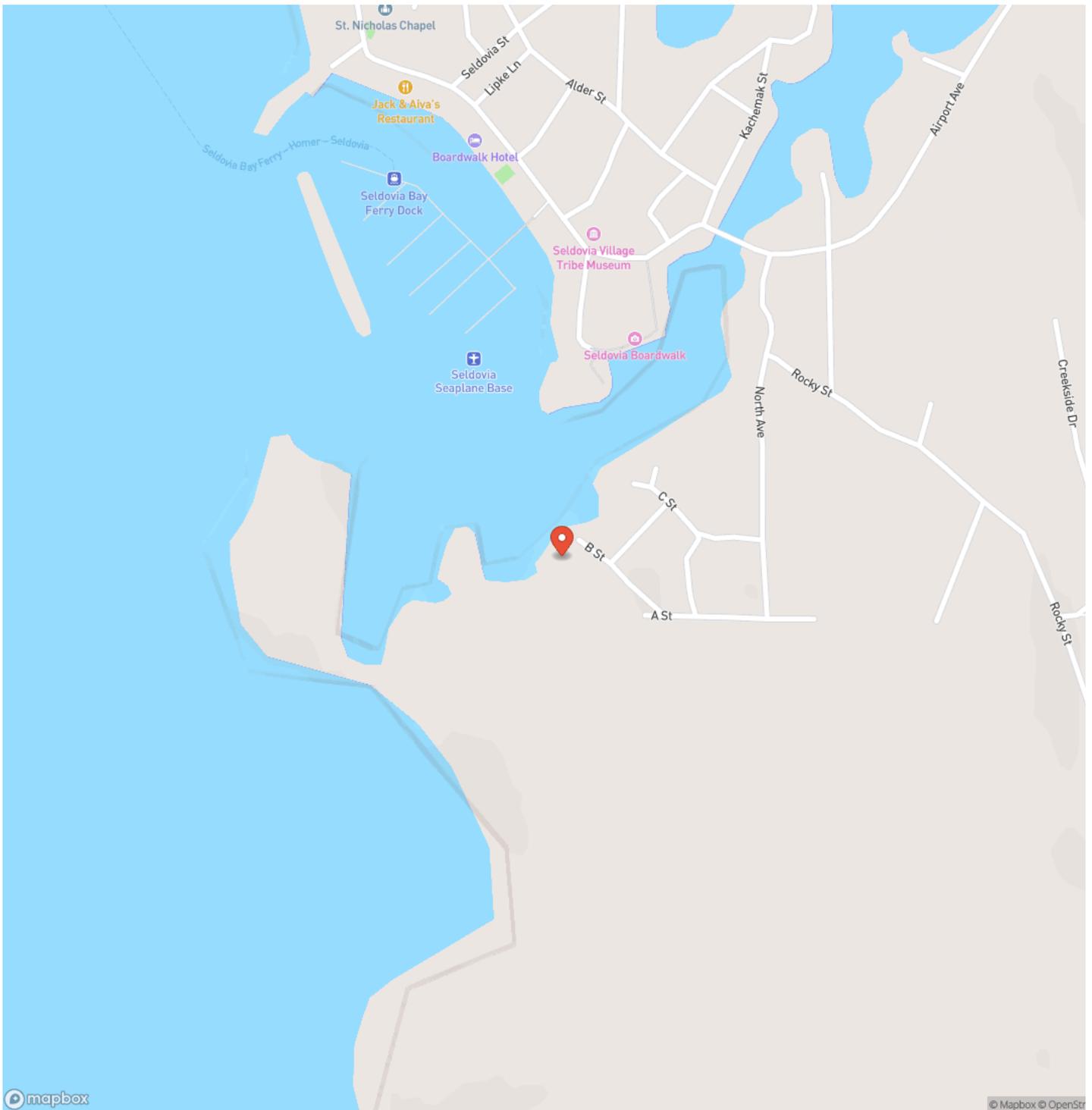
330 B Street is a rare assemblage that combines privacy, scale, waterfront lifestyle, and investment potential in the heart of Seldovia, Alaska. This property offers the perfect balance of natural beauty, historic character, and city convenience, making it one of the most marketable properties on the Alaskan coast.



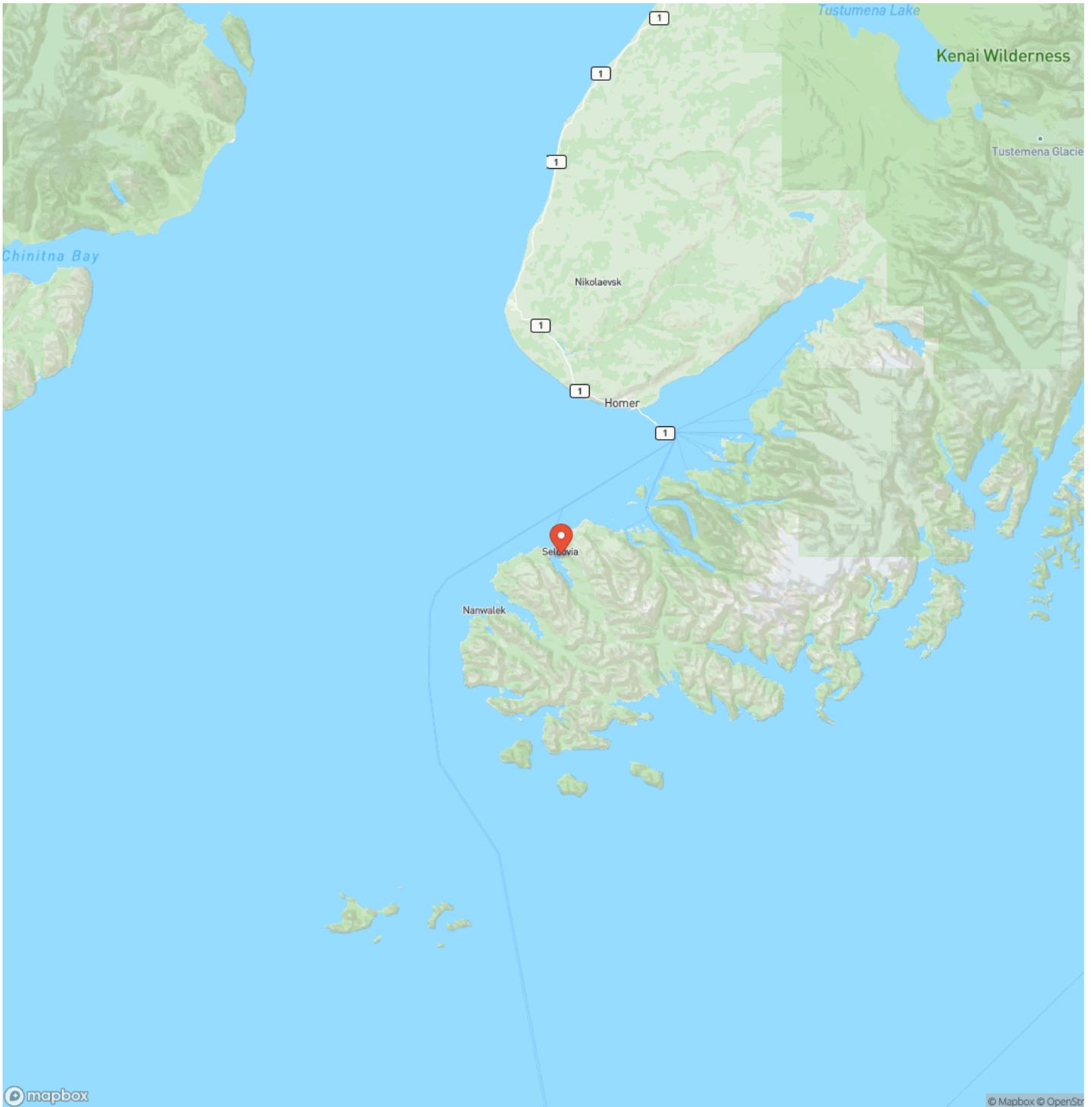
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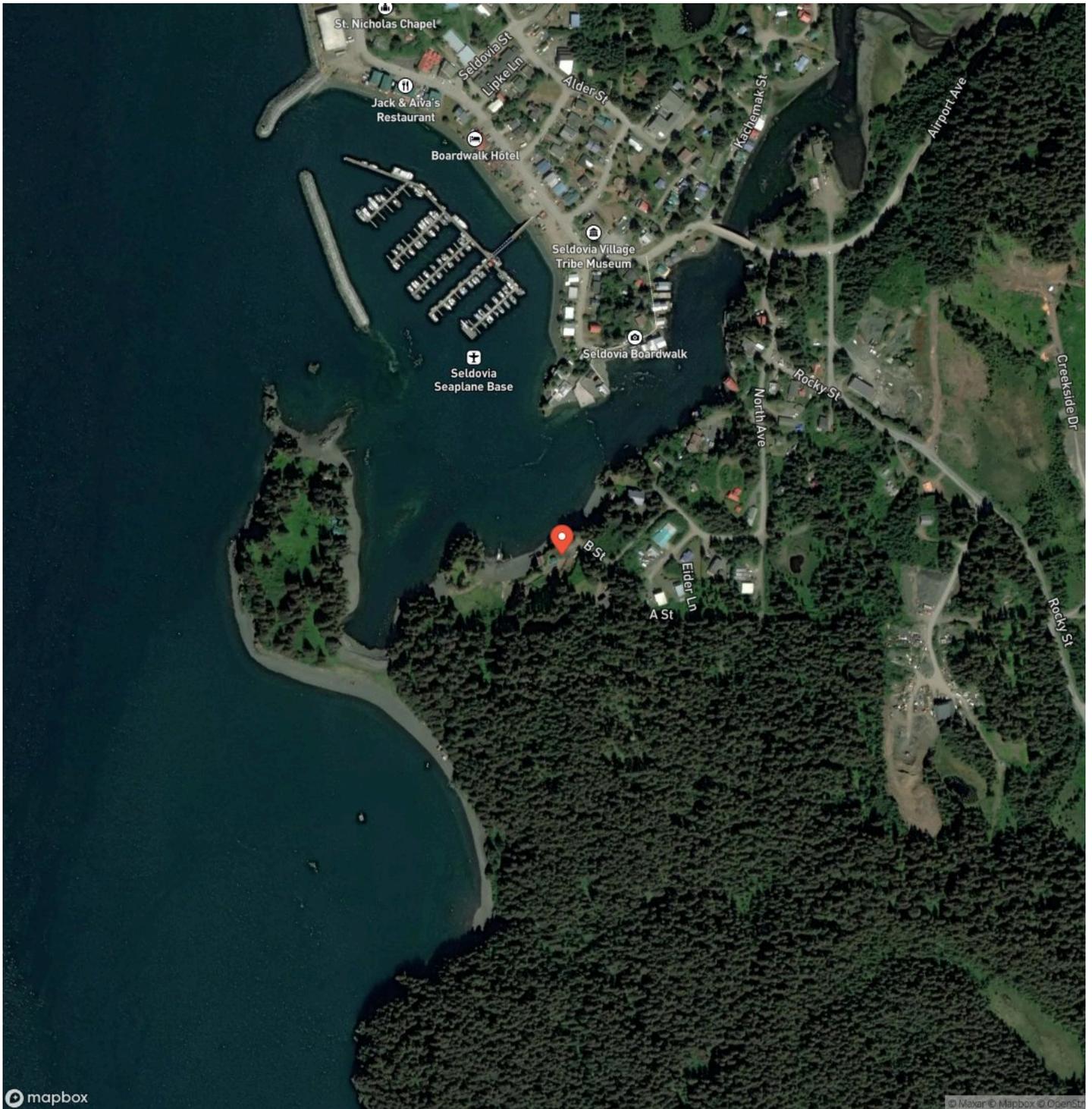
Locator Map



Locator Map



Satellite Map



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Mossy Oak Properties of Alaska - Wasilla
2901 Bogard
Wasilla, AK 99687
(907) 357-5100
<https://www.mopalaska.com/>

