

**Caribou Cabins - Thriving Turnkey Hospitality Business
in Alaska**
5 W Borealis Avenue
Tok, AK 99780

\$1,390,000
9.23± Acres
Southeast Fairbanks County



Caribou Cabins - Thriving Turnkey Hospitality Business in Alaska Tok, AK / Southeast Fairbanks County

SUMMARY

Address

5 W Borealis Avenue

City, State Zip

Tok, AK 99780

County

Southeast Fairbanks County

Type

Business Opportunity, Commercial, Residential Property,
Recreational Land, Timberland

Latitude / Longitude

63.321654 / -143.009735

Dwelling Square Feet

7,500

Bedrooms / Bathrooms

4 / 3.5

Acreage

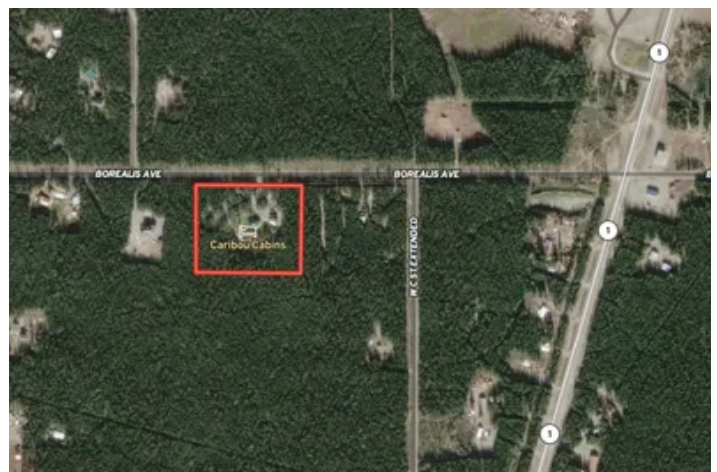
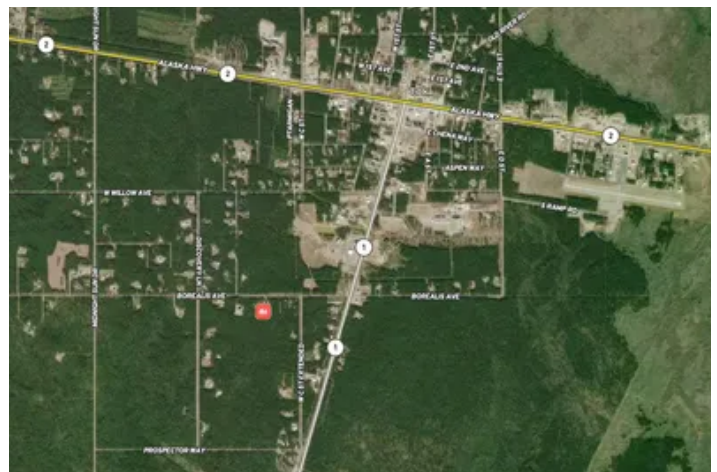
9.23

Price

\$1,390,000

Property Website

www.mossyoakproperties.com



PROPERTY DESCRIPTION

Turnkey Alaska Live/Work Estate: Caribou Cabins Hospitality Business

[Aerial Video Tour](#)

[3-D Map](#)

Exceptional Income-Producing Hospitality Property on Nearly 10 Private, Wooded Acres Along the Alaska Highway. Located Just 1.5 Miles from Tok Junction, this Established & Much-Loved Revenue-Generating Estate Pairs a Spacious Primary Residence with High-Occupancy Guest Accommodations, Robust Supporting Infrastructure & Significant Room for Expansion. Known as a Top-Rated Stop for Alaska Highway Travelers, Vacationers, Hunters & Fisherman and Relocating Military Personnel, Caribou Cabins Delivers Immediate Cash Flow with Prime Acreage Remaining for Additional Cabin Additions or Property Development.

Property Overview & Structures

- **Primary Residence:** 3,789 sq. ft. log home featuring ample living space, ideal for an owner-operator or compound living.
- **Guest Accommodations & Cabin Rentals:** 6 authentic, fully furnished log cabins:
 - **Cabins #1 - #4:** 376 sq ft each
 - **Cabin #5:** 165 sq ft
 - **Cabin #6:** 208 sq ft
 - [Fully Furnished "Aurora" Apartment:](#) 1,000 sq ft.
- **Work & Storage Infrastructure:** Expansive 1,000 sq ft garage workshop, dedicated livestock facilities, multiple storage structures, fenced garden, and children's playground.

Guest Accommodation Highlights

Every unit combines rustic log craftsmanship with **essential modern comforts, including private bathrooms with showers, satellite TV, high-speed Wi-Fi, microwaves, refrigerators, and coffee makers.**

- **Deluxe Loft Cabins:** Signature multi-level layouts featuring a main-floor queen bed, two full beds in the upper loft, and a futon. Ideal for families and larger groups.
- **Deluxe Single Cabins:** Spacious single-story layouts with one queen bed. Pet-friendly and tailored for up to two guests.
- **Classic Cabin:** Cozy, single-level units offering a streamlined layout with a queen bed for up to two guests.

Primary Log Home Residence Details

- There is one service meter for the primary residence
- 300 gallon oil tank
- Certified septic
- Heated with hot water baseboard in the basement and radiant hot water floor heat from a poured gypcrete floor on the main level. A mix of glycol and distilled water is used for a cleaner boiler operation and freeze protection
- 4+ Star Energy rating
- Transfer switch and wiring in place to easily switch the well pump to generator power

Cabins and Apartment/Garage Details

- Service meter for all 6 cabins + garage/apartment
- Each cabin is heated with its own Toyo/monitor heater
- Cabins 1,2 & 3 each have a 100 gallon oil tank, cabins 4,5 & 6 each have 50 gallon oil tanks
- The garage/apartment has a 100 gallon oil tank



- Each cabin and the garage/apartment has its own septic system except for cabins 1 and 2 which share a 2 tank system
- There is a pellet stove in the car portion of the garage

Other Details

- It is being sold fully furnished to include all furnishings and decor inside and out
- All appliances and electronics are also included such as the wifi routers and access points, printer and security cameras
- [The website](#) hosting service and domain name are also included, which would be transferred to the new owner

Wildlife Viewing

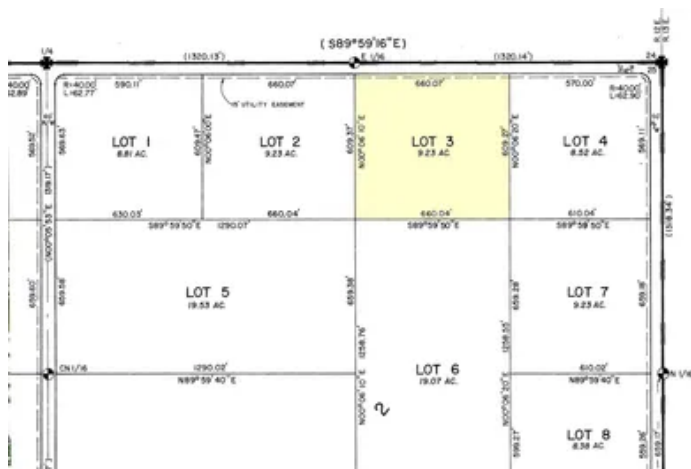
A true Northern retreat with frequent sightings of Moose, Caribou, Lynx, Fox, Bear, Grouse, and other Alaskan wildlife.

Guest Reviews

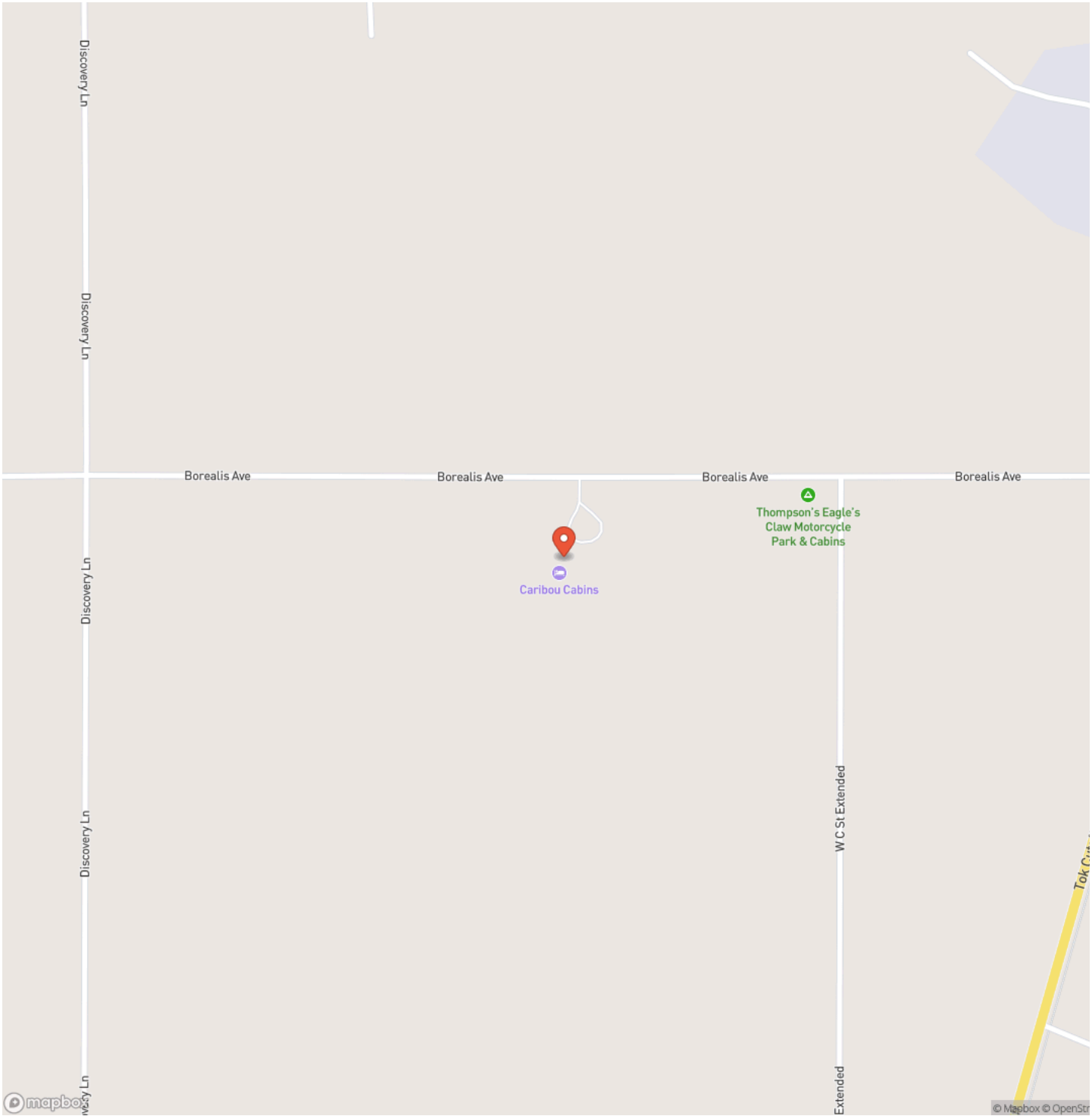
[Caribou Cabins](#) is consistently ranked #1 in the area on [Trip Advisor](#), [Google](#), [Yelp](#), [Hotels.com](#) and just about everywhere else!



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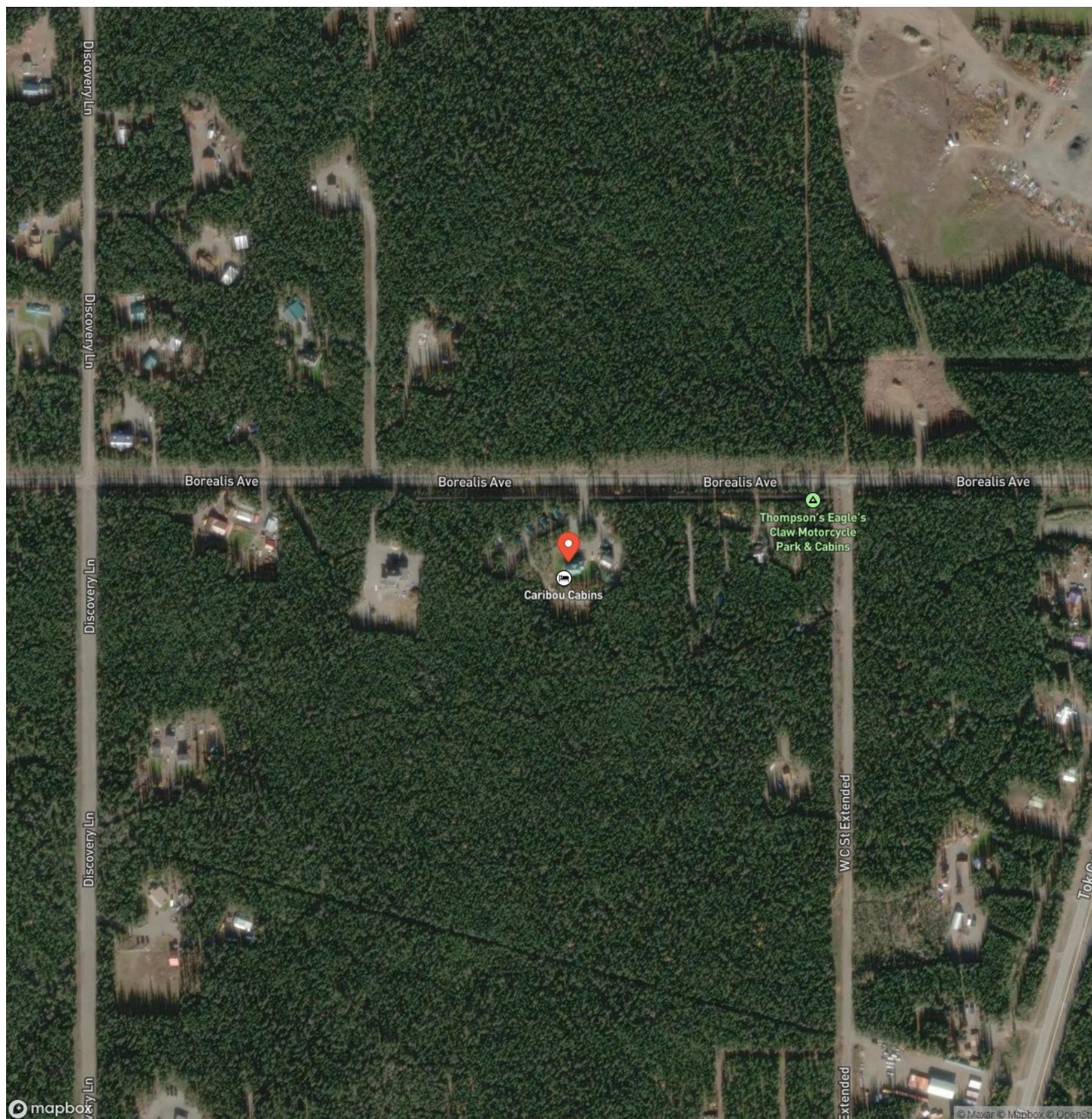
Locator Map



Locator Map



Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



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NOTES



This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



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

DISCLAIMERS

Information provided is deemed reliable but is not guaranteed and should be independently verified by Buyer and Buyer's Agent. Buyer is encouraged to conduct their own due diligence regarding all aspects of the property. Mossy Oak Properties of Alaska and its agents make no warranties or representations as to the accuracy or completeness of the information herein.



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