



Live the Alaskan Dream

PROFITABLE STOREFRONT + APARTMENT WITH DOCK ACCESS

 145 Kootznoowoo Road Angoon, Alaska

\$2,600,000

Rare opportunity to own a 16,000 +/- sq. ft. mixed-use commercial building on the waterfront in Angoon, Alaska. This property includes a fully equipped grocery and hardware store, extensive storage, dock access, rolling stock, and a spacious 2,500 +/- sq. ft. apartment. A turnkey operation and vital part of the local community.



ANGIE NOLAN



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www.alaskaunlimitedrealty.com



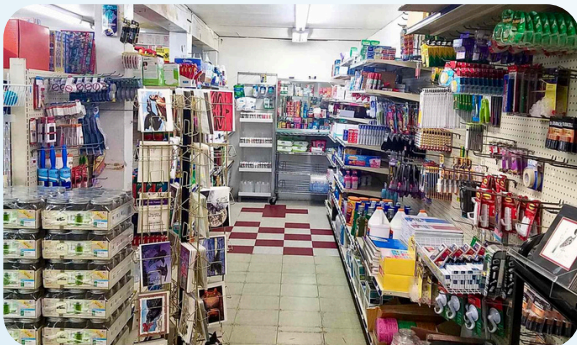
145 Kootznoowoo Road Angoon, Alaska

General Info

- ✓ MLS#: 25273
- ✓ Listing Price: \$2,600,000
- ✓ Property Type: Mixed Use (Commercial/Industrial)
- ✓ Total Square Footage: 16,000 +/- sq. ft.
- ✓ Lot Size: 0.67 +/- acres

Location

- ✓ Address: 145 Kootznoowoo Road, Angoon, AK 99820
- ✓ Area: Angoon (Southeast Alaska)
- ✓ Waterfront property with beautiful water views



Property Highlights

- ✓ Multi-level layout with retail, storage, and residential space
- ✓ Sub-basement: Dry storage
- ✓ Main basement: Hardware and grocery storage
- ✓ Main floor: Retail display and sales area
- ✓ Third floor: Additional retail space and 2,500 +/- sq. ft. apartment
- ✓ Cold storage: 2 walk-in freezers, 1 walk-in cooler
- ✓ Display refrigeration: 7 display freezers, 9 glass door display cases, 5 additional coolers
- ✓ Fully equipped: Lazure shelving, 2 NCR register lanes, freight conveyor, ice machine, espresso machine, full kitchen
- ✓ Dock facilities: Retractable dock plate, dock-high loading
- ✓ Rolling stock: 3 box trucks, 1 flatbed truck, 2 trailers, 2 pickup trucks, 1 forklift
- ✓ Heating: 1 Weil-McLain boiler, 2 Burnham boilers (including propane fired)

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PROPERTY DESCRIPTION

An outstanding investment opportunity awaits at 145 Kootznoowoo Road in Angoon, Alaska. This mixed use commercial property is perfectly situated on a beautiful 0.67 acre waterfront lot and features a fully operational grocery and hardware store.

The expansive 16,000 +/- sq. ft. building offers a well-designed layout that includes extensive retail, storage, and residential space, providing the foundation for a thriving business. The main floor serves as the retail hub, while the upper level offers additional retail space alongside a spacious 2,500 +/- sq. ft. apartment.

This property is fully equipped with cold storage units, display freezers, extensive shelving, register lanes, a freight lift, kitchen facilities, and a complete array of equipment and rolling stock. The dock high loading area with a retractable dock plate ensures smooth and efficient freight handling year-round.

This is a rare opportunity to acquire a turnkey business in Southeast Alaska. Backed by an established customer base and playing an essential role in the Angoon community, the property offers significant growth potential. Investors can expand product lines, add services, or simply enjoy the unique combination of business ownership and waterfront living. This property truly represents unlimited possibilities.

