



Rosco's Pizza, Burgers, Sandwiches

15915 Sterling Hwy, Ninilchik, AK 99639



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\$345,000

Looking for the ultimate live-work venture on the Kenai Peninsula? Establish your business with maximum exposure in Ninilchik, AK!

Located right next to the newly expanded Three Bears General Store, this 3,162 SF destination property commands exceptional Sterling Highway frontage on a high-visibility 0.87-acre lot.

Operating successfully since 2010 halfway between Soldotna and Homer, this location draws steady year-round locals, fairground crowds, and heavy summer tourist...

This sale is only for the pizza building, land, and tangible assets (\$61,000 value -ask for FF&E list)

Commercial kitchen includes equipment for pizzeria, sandwiches, burgers, bakery etc.

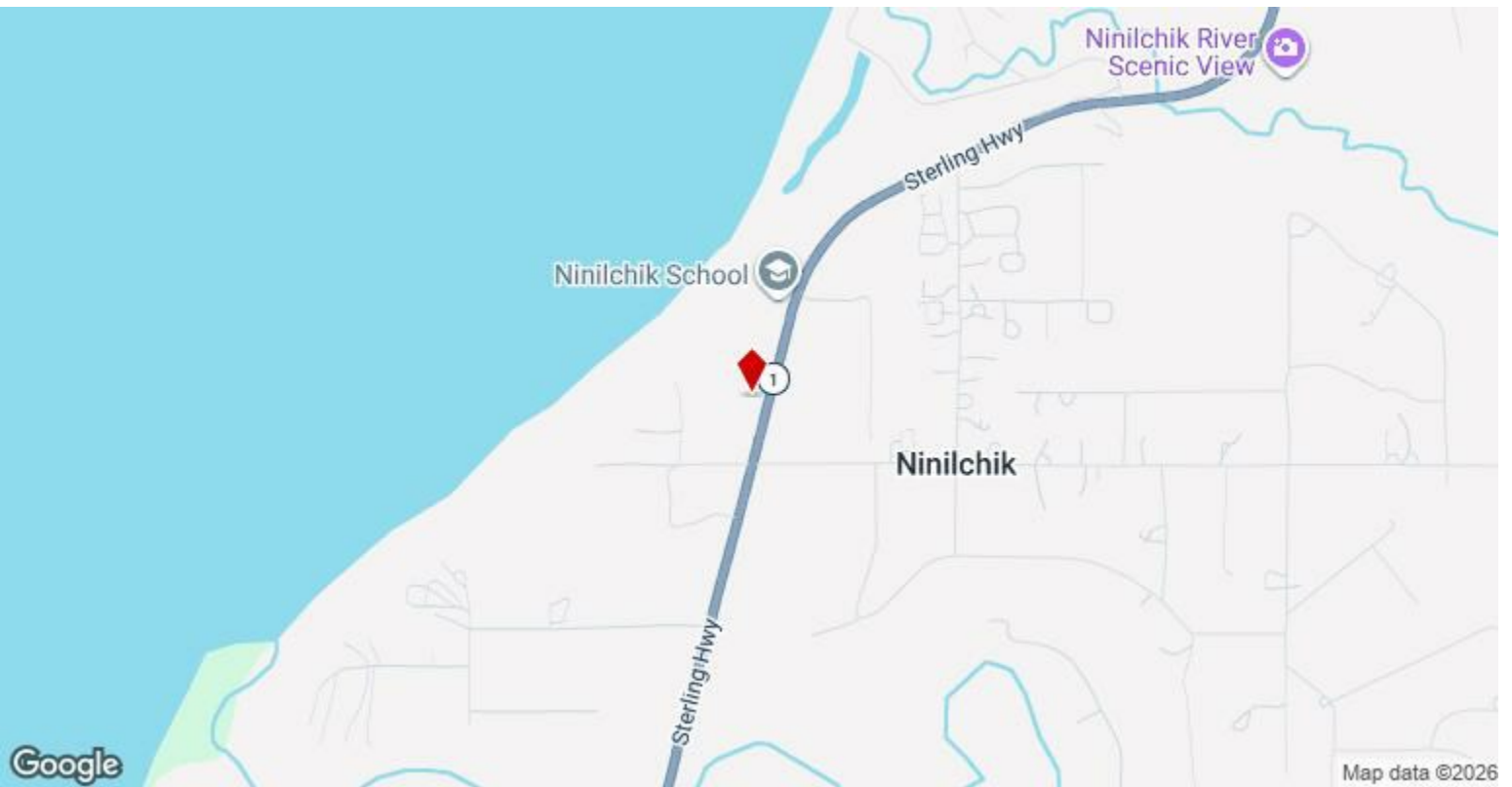
New owners can apply for Liquor license in the area per seller....



Price:	\$345,000
Property Type:	Retail
Property Subtype:	Restaurant
Building Class:	C
Sale Type:	Investment or Owner User
Lot Size:	0.87 AC
Gross Building Area:	3,162 SF
Sale Conditions:	Business Value Included
No. Stories:	1
Year Built:	1994
Tenancy:	Single
Parking Ratio:	4.74/1,000 SF
Zoning Description:	Commercial
APN / Parcel ID:	157-150-35
Walk Score ®:	20 (Somewhat friendly)

Major Tenant Information

Tenant	SF Occupied	Lease Expired
Rosco's Pizza	-	



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Property Photos



Building Photo



Building Photo

Property Photos



Property Photos



Interior Photo



Interior Photo

Property Photos



Building Photo



Interior Photo

Property Photos

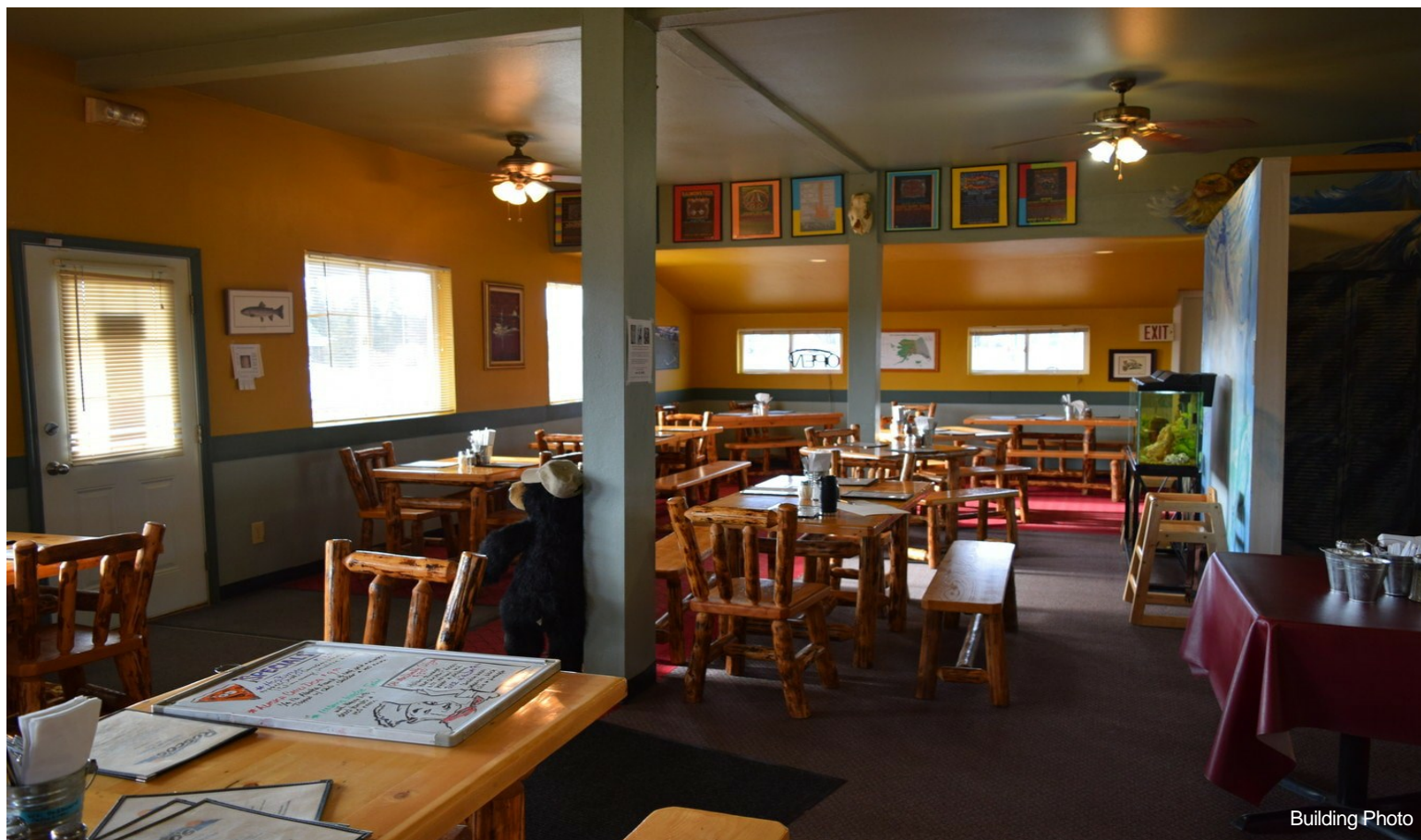


Interior Photo



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Property Photos



Building Photo



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