

Address: 35186 Kenai Spur Highway #E



List#: 26-3065
Type: Commercial Lease
Primary Space: Office
PS Rent-Min Mth \$/SF: 900.00
PS SF - Total Avail: 900
PS SF-Max Contiguous: 900
PS SF-Min Available: 900
Status: Active
Property Use: Mixed Use
Secondary Space:
SS Rent-Min Mth \$/SF:
SS SF - Min Avail:
SS SF - Total Avail:
SS SF-Max Contiguous:

Area: 330 - Soldotna
Legal: Soldotna Junction Adn 3 L12 B8
Grid# (Muni Anch): N/A
Tax Map # - Mat-Su: N/A
Near: Soldotna
Zip Code: 99669
Borough/Census Area: 1B - Kenai Peninsula Borough
Region: 1 - Southcentral Alaska Region

Zoning	C - Commercial	SF-Lot		Property Contact	Fred Braun
Latitude	60.490575	Acres		Contact Phone #	907-252-8375
Longitude	-151.063487	Lot Area Source		Lessor's Name	
Contract Type	Exclusive Right To Lease	Realtor.com Type	Commercial		

Features-Commercial: On-Site Parking; DSL/ Cable Available; In City Limits	Primary Space: # of Floors: 2	Utility & Svc Pmt: Electric: Owner; Gas: Owner; Grounds Maint: Owner; Insurance-Building: Owner; Insurance-Other: Tenant; Janitorial - Lse Spc: Tenant; Parking/Yard Space: Owner; Real Estate Taxes: Owner; Refuse: Owner; Snow Removal: Owner
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Contract Particulars: For Lease Sign Posted Lease Terms: Multi-Year Lease Req; Tnt Pays Prt Util/Sv Documents: Docs Posted on MLS; Floor Plan	To Show: Appointment Only; Call Listing Licensee; Call Listing Office
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Directions: Just up from the "Y" in Soldotna. On the right hand side of the highway traveling North.

Public Remarks: Affordable inside, heated storage across the street from Sweeney's downtown Soldotna. Gas, power, snow removal, grounds maintenance, building insurance paid by owner. Has man door and 10' high roll up overhead door for easy loading.

Confidential Remarks:

Date-Listing	03/27/2026	Date-Expiration	03/27/2027
Agent Days On Market	726		
Date-Status Change	03/30/2026	Property Contact	Fred Braun
Price-Original Price	900.00	Contact Phone #	907-252-8375
		Contract Type	Exclusive Right To Lease

LL1: Fred Braun, CRS(907) 252-8375(907) 395-0615
LO: Jack White Real Estate Kenai(907) 395-0655

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