

SEAMLS: 23651  
AKMLS: 23-11426

Lot Acres: 0.23  
Lot Sq. Ft: 9,801



**\$195,000**  
**Industrial Land**  
**Lot 3**

## Features

- High Visibility Flat Corner Lot
- Heavy Industrial Zoning offers a myriad of possibilities.

Legal Description:  
L3, Smokey Point Sub., Plat No. 2017-4

**Zoning:** IH- Heavy Industrial

For More Information Contact:

Mary Wanzer , Owner/  
Associate Broker In Charge

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## ABOUT THE PROPERTY

Strategically located on the corner of North Tongass Highway and Mud Bay Road, this heavy industrial zoned lot stands ready for your next venture. The level landscape ensures minimal groundwork and easy construction, offering a hassle-free start for your business needs. Whether you're launching a new venture, expanding your current operations, or exploring development opportunities, this parcel offers the space and location to realize your ambitions.

