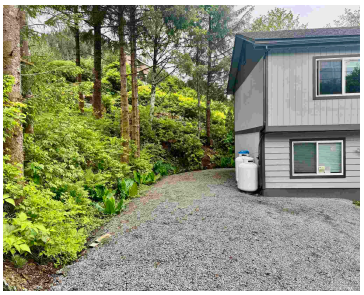
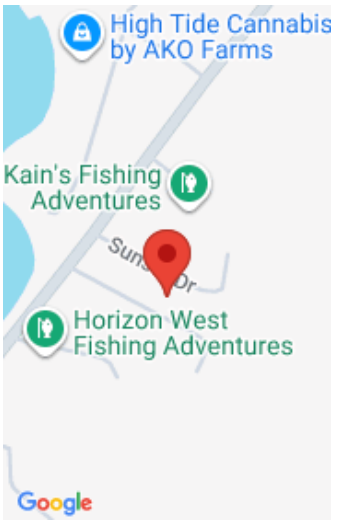
104 SUNSET DRIVE SITKA AK 99835

https://staging.homesinjuneau.com



Discover an exceptional multi-family asset you can optimize for maximum return. Located in a coveted commercial zone, this triplex qualifies for short-term rental (STR) use without requiring a city permit. This rare zoning designation allows an investor to immediately capitalize on Sitkaâ□□s booming seasonal tourism market or secure stable, long-term tenants. The property features an upper-level unit with 3 Bedrooms/2 Baths and two first-floor units. An insulated and heated garage with adjacent storage room is perfect for guest turnover supplies, maintenance equipment, or renting both for additional income. Ample parking for autos, boats, or trailers. Whether you operate it as a full short-term rental powerhouse, a fishing lodge, a long-term asset, or a house-hack where you live in one unit and rent the others, this property offers unmatched flexibility. A pro forma and home inspection is available for your review upon request. Property has been appraised at more than asking price. Sunset Drive is a private road per recorded agreement.

- Triplex
- MULTIFAMILY
- Active
- 2308 sq ft



Susan, Jones

Rooms & Units Description

# of Units: 3
Unit 1 # of Rooms: 6
Unit 1 # of Bedrooms: 3
Unit 1 # of Bathrooms: 2
Unit 1 Refrigerator: Y
Unit 1 Heat Included: Y
Unit 1 Occupied (Y/N): No
Unit 1 Stove: Y
Unit 1 Dishwasher: Y
Unit 1 Washer/Dryer: Y
Unit 1 Garage/Carport: Y
Unit 1 Written Lse (Y/N): No
Unit 2 # of Rooms: 3
Unit 2 # of Bedrooms: 1
Unit 2 # of Bathrooms: 1
Unit 2 Lease Term (Mos.): MTM
Unit 2 Refrigerator: Y
Unit 2 Heat Included: Y
Unit 2 Occupied (Y/N): Yes
Unit 2 Stove: Y
Unit 2 Washer/Dryer: Y
Unit 2 Written Lse (Y/N): No
Unit 3 # of Rooms: 1
Unit 3 # of Bedrooms: 1
Unit 3 # of Bathrooms: 1
Unit 3 Monthly Rent: MTM
Unit 3 Stove: Y
Unit 3 Washer/Dryer: Y
Unit 3 Occupied (Y/N): Yes
Unit 3 Refrigerator: Y
Unit 3 Heat Included: Y
Unit 3 Written Lse (Y/N): No

Location Details

Elementary School: Baranof
Middle School: Blatchley
High School: Sitka
Location/Area: SITKA
Property Zoning: Sitka-C-1/C-2

Property Details

Price Per SQFT: 346.19

Sale/Rent: For Sale

LOT DESCRIPTION: Level

Short Sale: No

Foreclosure: No

Sub/Condo/MHP: Not in a Subdivision

STYLE: Two Story

ROAD MAINTENANCE: Private

TERMS: Cash,Conventional,VA

Property Features

Parking Spaces Open: 6

Approx. Garage SQFT: 340

ROOF: Shingle

WATER HEATER: On Demand,Propane

SEWER: Public Sewer

PORCH/PATIO: Covered Deck

LAYOUT: Up & Down

Parking Spaces Covered: 1

EXTERIOR: Wood Siding

GAS: Propane

WATER SUPPLY: Public Water

LAUNDRY: In Units

ELECTRICITY: Master Meters

VIEW: Water

Miscellaneous

Total Assessed Value: 265000

Assessed Value: Land: 76300

Assessed Value: Buildings: 188700

POSSESSION: At Closing

Courtesy of

Office Name: Sitka Realty