

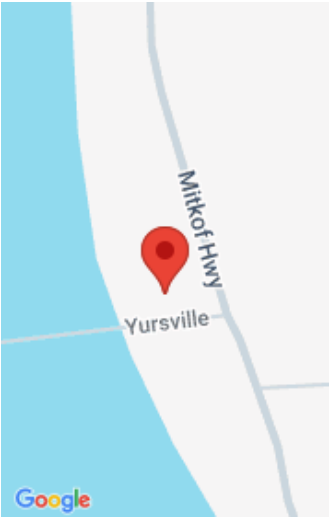
406 MITKOF HWY. PETERSBURG AK 99833

<https://staging.homesinjuneau.com>

\$355,000

This is your rare opportunity to own a piece of prime real estate on Mitkof Highway with unobstructed views of the breathtaking Wrangell Narrows. Whether you're a visionary builder, experienced renovator, or a dreamer ready to start fresh, this property delivers the basis for your next big project. While the existing structure is in need of major renovation or full teardown, the value lies in the land and location. The property is already connected to public water and sewer, streamlining the path to new construction. A solid, established rock retaining wall provides off-street parking for at least two vehicles along this stretch of the highway. Let the sweeping water views inspire your next build. This lot offers a front-row seat to Southeast Alaska's stunning natural beauty, and with the infrastructure already in place, your dream build just got that much closer. But the real magic? Imagine sitting on your future porch, coffee in hand or winding down with a glass of wine, as you watch the steady rhythm of southeast...

- 3 beds
- 1 bath
- Single Family
- RESIDENTIAL
- Active



E. Bennett McGrath



Location Details

Elementary School: Stedman	Middle School: Mitkof
High School: Petersburg	Location/Area: PETERSBURG
Property Zoning: D1-Sngl Fam&Dup	

Property Details

Approx. # Acres: 0.46	Construction Status: Existing
Sub/Condo/MHP: Other/see Rmks	Sale/Rent: For Sale
Levels: 2 Story	STYLE: Two Story
Short Sale: No	TERMS: Cash,Conventional
Foreclosure: No	

Property Features

Parking Type: Garage Heated	Waterfront: Saltwater
WATERFRONT: Ocean	EXTERIOR: Wood Siding
ROOF: Metal	LANDSCAPING: Fence-Wood
SEWER: Public Sewer	LAUNDRY: Main Level
PORCH/PATIO: Porch Open,Open Patio,Open Balcony	ACCESS: Maintained

Fees & Taxes

Tax Year: 2025	Taxes: 2324
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Miscellaneous



Total Assessed Value: 206900
Assessed Value: Land: 104300

Assessed Value: Buildings: 102600
POSSESSION: Closing

Courtesy of

Office Name: Anchor Properties
Agent Last Name: McGrath

Agent First Name: E. Bennett

