

804 EVERGREEN AVENUE WRANGELL AK 99929

https://staging.homesinjuneau.com



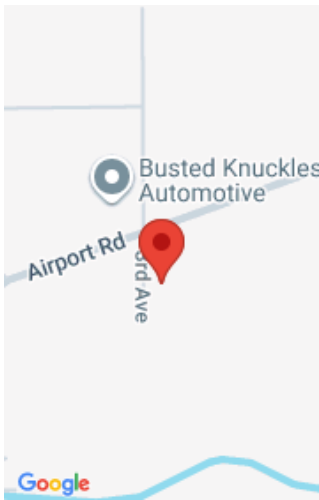
\$390,000

Live, work, and store it all on this one-of-a-kind Wrangell property. Opportunities like this don't come along often! This versatile Wrangell property offers a unique combination of residential living, abundant storage, and workspace -all included for one price. The property features a single-story efficiency home, a two-story, five bedroom residence ready for renovation. Plus a small workshop/garage, and an impressive 24' X 60' warehouse located on its own separate lot. Formerly serving as the headquarters for a successful Wrangell fishing charter business, this property is well suited for anyone needing space for equipment, recreational vehicles, or a home-based enterprise. The spacious warehouse offers plenty of room for your boat, ATV, UTV, tools, supplies, or hobby projects, making it a valuable asset for both work and recreation. The property is zoned residential; however, buyers may wish to explore the possibility of obtaining a variance from the City and Borough of Wrangell for certain small business uses. Buyers should verify permitted uses and approval requirements with the appropriate local authorities. While the property...

- 5 beds
- 3 baths
- Single Family
- RESIDENTIAL
- Active
- 2500 sq ft



E. Bennett McGrath



Location Details

Elementary School: Evergreen	Middle School: Stikine
High School: Wrangell	Location/Area: WRANGELL
Property Zoning: D1-Sngl Fam&Dup	

Property Details

Approx. # Acres: 0.36	Price Per SQFT: 156
Construction Status: Existing	Sub/Condo/MHP: Other/see Rmks
Sale/Rent: For Sale	Levels: 2 Story
STYLE: Two Story	LOT DESCRIPTION: Level
Short Sale: No	TERMS: Cash,Conventional
Foreclosure: No	

Property Features

Parking Type: Garage Unheated	Approx. Garage SQFT: 1440
Waterfront: Saltwater	WATERFRONT: Ocean
EXTERIOR: Metal,Wood Siding	ROOF: Metal
ELECTRIC HEATING: Baseboard,Radiant	OIL HEATING: Baseboard
SEWER: Public Sewer	LAUNDRY: Main Level
PORCH/PATIO: Porch/Patio	ACCESS: Gravel,Un-Maintained

Fees & Taxes

Tax Year: 2026	Taxes: 3725
-----------------------	--------------------

Miscellaneous



Total Assessed Value: 314900
Assessed Value: Land: 15500

Assessed Value: Buildings: 299400
POSSESSION: Closing

Courtesy of

Office Name: Anchor Properties
Agent Last Name: McGrath

Agent First Name: E. Bennett

