8217 N TONGASS HWY. KETCHIKAN AK 99901

https://staging.homesinjuneau.com

$549,000

- 2 beds
- 1 1/2 bath
- Single Family
- RESIDENTIAL
- Active
- 1542 sq ft

Waterfront opportunities with this level of flexibility are rarely available in Ketchikan. Situated on a 10,685 square foot lot with approximately 64 feet of waterfront frontage, this unique property offers the perfect blend of residential comfort, investment potential, and commercial opportunity. The 1,542 square foot home features 2 bedrooms and 1.5 bathrooms, providing a comfortable waterfront retreat where you can enjoy ever-changing marine views and the beauty of Southeast Alaska right from your doorstep. Whether you're watching wildlife, launching a kayak, or simply enjoying the scenery, the waterfront setting creates a lifestyle that's hard to match. Adding to its appeal, the property boasts frontage on both the waterfront and North Tongass Highway, offering excellent visibility and accessibility. The commercial zoning opens the door to a variety of potential uses, making this an attractive opportunity for entrepreneurs, investors, or anyone seeking a property with future development possibilities. Whether you're looking for a waterfront residence, a business location, an investment property, or a combination of all three, this versatile offering deserves your...



Mary Wanzer



Location Details

Elementary School: Houghtaling
Middle School: Schoenbar
High School: Ketchikan H.S.
Location/Area: KETCHIKAN-NORTH
Property Zoning: Ketchikan-CG

Property Details

Approx. # Acres: 0.24
Price Per SQFT: 356.03
Construction Status: Existing
Sub/Condo/MHP: Not in a Subdivision
Sale/Rent: For Sale
Levels: 1 Story
STYLE: Raised Ranch
LOT DESCRIPTION: Water Frontage
Short Sale: No
Foreclosure: No

Property Features

Parking Type: On Site
Waterfront: Saltwater
WATERFRONT: Ocean
EXTERIOR: Wood Siding
ROOF: Metal
OIL HEATING: Baseboard
SEWER: Septic
ACCESS: Paved

Miscellaneous

Total Assessed Value: 353000
Assessed Value: Buildings: 212800
Assessed Value: Land: 140200

Courtesy of



Office Name: Coastal Realty, Alaska Group

Agent First Name: Mary

Agent Last Name: Wanzer