

The Juneau Home Finder



EXIT Realty of Juneau

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**Single Family + Apt
on Riverfront Lot**

APRIL 2017

The easiest way to search for your new home...

www.JuneauHomeFinder.com

Each Office Is Independently Owned And Operated



Invest in Real Estate... It Never Goes Out of Style!



CUTE & COZY AND MOVE-IN READY!

www.TinyResidence.Info

This tiny dwelling is loaded with possibilities. 528 sf, 1bedroom, 1bath, plus an extra room, hardwood + vinyl floors, washer/dryer, Monitor heat, vinyl siding and metal roof...call for your showing today!

(MLS# 16101) ASKING >>> \$45,000.



YAKUTAT COMMERCIAL BUILDING

www.YakutatCommercial.com

This property affords you Endless Opportunities for your business! This building is situated in the heart of downtown Yakutat on two lots. The first floor features newer floors and paint, commercial kitchen, open floor plan and half bathroom. The second floor has three bedrooms, two baths, kitchen, a spacious living and dining room and **storage galore**. **Start your new business endeavor today!**

(MLS #13534) ASKING >>> \$274,999

PROFESSIONAL PROPERTY MANAGEMENT: Commercial, Single family, Multi-family and Condominium Management. Contact Ron Haffner or Angela Ecklund at 790-3948.

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SELLER FINANCING

NORTH DOUGLAS WATERFRONT

Build your dream home on this North Douglas waterfront property with city water and sewer readily available. With 198 feet of beachfront and .65 acres, this is a great place to build your new waterfront home.

Seller is a licensed Realtor.

ASKING >>> \$135,900.



TOTALLY UPDATED MOBILE HOME

Don't miss this nice mobile home with new windows and floor coverings, new bathrooms and kitchen upgrades. Large Bedrooms with a nice open floor plan make this a must-see to appreciate all the work and extras in this home.

(MLS #16186) ASKING \$54,900.

GREAT DOUGLAS LOCATION

Close to town and just a short hop to the Sandy Beach Recreation Area and Dining at the Island Pub or Douglas Cafe! With monthly dues at \$235 on this Townhouse style 2 bedroom, 1-1/2 bath condo & with laundry in the unit, it makes this a very good value! This condo has been newly painted! Dues also include propane for the stove. **(MLS #16252)**

ASKING >>> \$129,900 (assessed at \$155,300).



SALE PENDING



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KILLISNOO ISLAND

Approximately 3/4 acre of undeveloped property on the western end of Killisnoo Island. Accessible by plane or a short boat ride from Angoon, this is ocean front property with a great beach for fishing.

(MLS #15755) Asking >>> \$25,000



GUSTAVUS LAND

Your chance to own a piece of paradise in Gustavus, with this Approximately 1 acre of raw land. This is an interior parcel, with access by way of a roughed-in road off of Mountain View Drive about 500 feet north of Spruce Lane.

(MLS #12871) Asking >>> \$15,000

ACROSS FROM AMLALGA HARBOR!

Building opportunity awaits! This large level lot is situated across from the entrance to Amalga Harbor. Plenty of privacy, 1.80 acres. Some wetland considerations. One of the Sellers is a Licensee with EXIT Realty of Juneau.

(MLS #16274) ASKING >>> \$75,000.



LOTS OF ROOM!

6590 Glacier Hwy, Switzer MHP, space #214: Large 1978 3 bedroom, 2 bath double wide with a fenced yard, storage shed and smoke house, and arctic entries in front and back.

(MLS #16112) ASKING >>> \$75,000.



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RIVERFRONT SINGLE FAMILY+APARTMENT

www.RadcliffeRoad.Info

This large 3863 Sq. Ft. Home with an Apartment on a Large Riverfront Lot is selling below appraisal and \$100K below city assessment, and offers a great opportunity to build significant equity. The House has 5 bedrooms & 3 baths and the Apt is 2 bedrooms with 1 bath. A New Roof was installed by Design North in 2008; 50-Yr Malarkey Legacy Shingles was installed by Design North in 2008, and both units are currently rented on a month-to-month basis.



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HAINES COMMERCIAL PROPERTY

Approximately 2&3/4 acres zoned commercial on the Haines Highway, 1 mile out of town, left on Sawmill Creek Road about 200 feet past trailer park.

(MLS #15508) ASKING \$125,000).



NEAR SKATERS' CABIN

This attached starter home has 3 Bedrooms 2 Baths and is located in the desirable Brigadoon Estates and Auke Bay school district. Some of the features include newer laminate floors, custom tiled entry, oak trim throughout, fresh paint and open floor plan in the living area. Don't miss your opportunity on this great home. **(MLS #16335) ASKING >>> \$270,000.**



YAKUTAT SINGLE FAMILY + APARTMENT

www.YakutatResidential.com

Beautiful 3-story home with cedar throughout. Previously used as a B&B, it is very spacious with five bedrooms, two baths, open kitchen/living/dining room, kitchenette on the main floor and large room for entertaining. The large garage has a 1bed/1bath apartment above it and there are two large covered carports with room for all the toys. Don't miss your opportunity for Alaska living at its finest. **(MLS #13535) ASKING >>> \$300,000.**



www.TakuHarbor.info

Located on the EAST SHORE OF TAKU HARBOR with 900 feet of water frontage, this property is almost 5 acres and is located just to the left of the boat dock ramp. This is a wonderful opportunity to own water front that has endless options for use.

(MLS #14874) ASKING >>> \$315,000.



FUSION CAFÉ

Established in 2011, the FUSION CAFÉ in the Mendenhall Mall has a full commercial kitchen, the price includes all equipment, furnishings & inventory. Monthly rent includes heat, electricity and water & sewer.

MLS #15003 ASKING >>> \$80,000 OR BEST OFFER!



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www.AukeLakeView.com

Fantastic Opportunity! With its incredible view overlooking Auke Lake, this site is ideal for a Condominium/Multi-Family Development. Located on 2.85 Acres bordering University Student Housing, it's within walking distance of the University Campus' Classrooms and Library, Statter Boat Harbor, Auke Bay Lab & Chapel By The Lake. On City Sewer & its own Fresh Water Spring (City Water is available) it has a 4 bedroom home, and an Environmental Survey has been completed.

(MLS #12800) ASKING >>> \$590,000.

ONLY ONE LOT LEFT

Commercial Waterfront lot #3 is almost one-half acre, has water and sewer and a great view of both the channel and mountains.

(MLS 15310) ASKING >>> \$169,000.



IN WEST JUNEAU

www.3111DouglasHighway.Info

Spacious 4 bedroom, 2.5 bath West Juneau home on the upper side of Douglas Highway overlooking Gastineau Channel and the City of Juneau, about mile from the Juneau Douglas Bridge. 2400 square feet Plus another 480 in a detached garage, full basement, metal fence and garden area. Adjacent lot is included in the price!

(MLS #14712) ASKING >>> \$468,000.



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**SALE
PENDING!**

Iconic Commercial Property Downtown at Front and Franklin

www.TriangleBuilding.Info

Still a lot of untapped income potential remaining in this Historic Downtown property. Put your tourist business, jewelry store or other business in here and still generate significant additional revenue year- round. 13,430 sq. ft. with approx. 9660 sq ft net rentable area. Current street level stores include Hearthside Books, Annie Kaill's, Jewel Box (scheduled to close) and Island Sisters. Several other tenants including Aware, Ice Fog press, Doll Museum, and others reside in the building's upper levels.

ASKING >>> \$1,275,000.



VALLEY 3 BEDROOM

www.4403SesameStreet.Info

This charming one level home has three bedrooms and one and three quarter baths, sits on a large lot and has a big garage. In a great location close to everything in the Mendenhall Valley, this modular home has good design features and has been well taken care of and has some upgrades.

(MLS #15947) ASKING >>>\$315,000

