

6960 E. Beechcraft *Road*

Wasilla, Alaska 99654

Pair a true hangar home with a 1975 Cessna 180-J factory seaplane





Hangar Home + Aircraft Option

6960 E Beechcraft Road

WASILLA, ALASKA 99654

A True Alaskan Aviation Setup

6960 E Beechcraft Road brings together the pieces pilots usually have to chase separately: a comfortable hangar home, direct 4AK6 airstrip access, serious hangar space, and the option to purchase a 1975 Cessna 180-J factory seaplane currently set up on 29" Alaska Bushwheels.

The residence offers warm wood finishes, vaulted ceilings, open living areas, a spacious kitchen, 2 bedrooms, 2.5 bathrooms, and practical storage throughout. The hangar/garage adds approx. 3,240 SF of high-use space for aircraft, tools, equipment, and Alaska gear.

Purchase the hangar home, purchase the aircraft, or bundle both and save \$50,000.



2 BEDS

—
2.5 BATHS

—
1,800 SQ.FT. RES

—
3,240 SQ.FT. HANGAR

—
4AK6 AIRSTRIP ACCESS

—
1975 CESSNA 180-J

WELCOME

Features You'll Love:

4-5

A comfortable hangar home with warm wood finishes, vaulted ceilings, open living space, and runway-side views.

6-7

A real residential setup with a spacious kitchen, 2 bedrooms, 2.5 bathrooms, work areas, storage, and everyday comfort.

8

Approximately 3,240 SF of hangar/garage space with polished concrete floors, tall ceilings, workshop areas, and serious utility.

9-11

Direct 4AK6 airstrip access, paved apron space, patio areas, lawn, firepit seating, greenhouse, and outdoor support space.

12

Floor Plan

13-14

Optional 1975 Cessna 180-J factory seaplane, currently set up on 29" Alaska Bushwheels.

15

Purchase the hangar home, add the aircraft, or bundle both for \$50,000 in savings.





A Real Home, Not Just Living Quarters

The residence offers approximately 1,800 square feet of comfortable living space with warm finishes, vaulted ceilings, large windows, and a practical layout designed for daily use. The open living and dining area creates an easy flow, while the fireplace and runway-side views give the home a sense of tranquility.

This is the kind of hangar home that actually works as a home: comfortable, useful, and connected to the aviation setting without making the living space feel like an afterthought.

Hangar Home Only: \$1,150,000



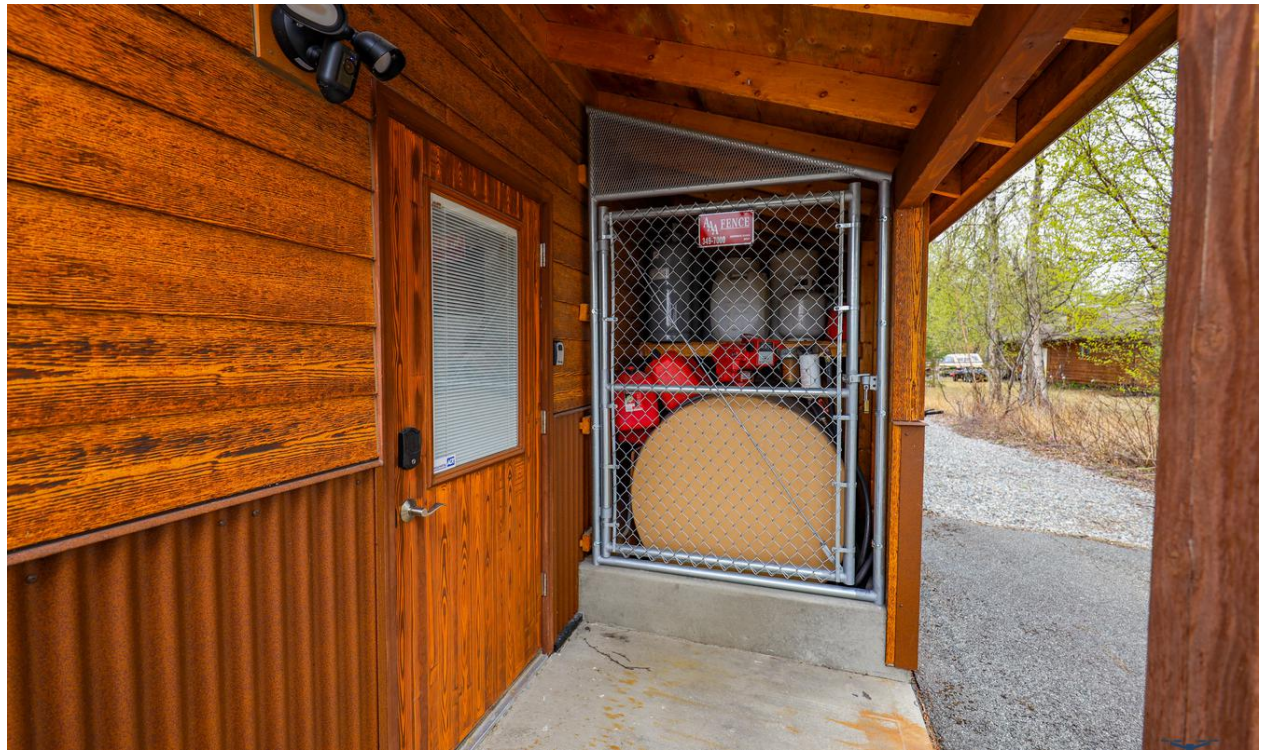




Where the Utility Shows Up The Hangar

The impressive 60' x 54' hangar offers approximately 3,240 SF of high-utility aviation space with 14' ceilings, a 54' x 14' hangar door, polished concrete flooring, LED lighting, ceiling fans, and a 4,000 lb lift. Built for serious use, the hangar supports aircraft storage, maintenance, tools, equipment, and seasonal Alaska gear with room to move.







Where the Home Meets the Runway

Set on 1.18 acres, the property offers direct access to the 4AK6 airstrip, a large paved apron, gravel drive areas, lawn space, patio seating, a fire pit circle, a greenhouse, raised garden beds, and dedicated storage areas.





FLOOR PLAN CREATED BY CUBICASA APP.
MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT
GUARANTEED

Not Just Hangar Space. A Plane to Put In It.

The available aircraft is a 1975 Cessna 180-J factory seaplane currently set up on 29" Alaska Bushwheels. Equipped with a 0-520 engine, C401-86" 3-blade prop, 3190 lb Kenmore gross weight STC, ADS-B equipment, Fluidyne 3600 hydraulic wheel skis, Burl's tail ski, and a full winter cover set, the plane adds serious Alaska utility to the offering.



AIRCRAFT SPECS

Aircraft Only: \$350,000

1975 Cessna 180-J factory seaplane

Currently set up on 29" Alaska Bushwheels

Wide fork with ribbed tail tire

O-520 engine

C401-86" 3-blade prop

Factory new 520 VAR crank at conversion

3190 lb Kenmore gross weight STC

Tail Beacon ADS-B

GDL39 ADS-B IN

B&C alternator/regulator

Acorn exhaust and muffler

Max Pulse wig-wag

King comm and transponder

One-piece windscreen

Bubble windows

Fluidyne 3600 hydraulic wheel skis

Burl's tail ski

Spare stock tailwheel assembly with Burls Ski

Factory jump seats

Rear seat shoulder harnesses

Odyssey battery on firewall

Full winter cover set, including wing covers,
engine, windshield, and wings





The packaged deal: \$1,450,000

Hangar Home + the Cessna = Save \$50,000

Schedule Your Private Showing Today!

This is not just a hangar home. It is the full aviation setup, with the airplane option already waiting.



KELLERWILLIAMS.

(907) 355-7600

tammyervin@gmail.com

Tammy Ervin, Associate Broker
Keller Williams Realty Alaska Group of Wasilla



Stewart Smith, Broker
SSS Commercial Real Estate

(907) 727-8686

stewart@stusell.com

www.stusell.com