



FLEXIBLE SHOP, YARD & PACKAGE LEASE OPPORTUNITY

8297 N MCCASEY DRIVE | WASILLA, ALASKA



PROPERTY OVERVIEW

This is a flexible commercial lease opportunity right off Fishhook in Wasilla, with shop space, yard area, and package options available. The main offering includes a 32' x 63' shop with approximately one acre of gravel yard area, high-clearance interior space, and a 16' x 18' overhead door.

The property is well-suited for contractors, service businesses, equipment storage, trade operations, or users needing practical shop and yard space with room to work. The gravel yard provides space for parking, staging, and outdoor storage, subject to approved use and final lease terms.

An additional 30' x 42' shop with 10' x 10' overhead is available as an add-on or as part of a full lease package. A 3-bedroom, 2-bath residence is currently leased and is not offered separately, but may be considered only with the full shop and yard package, subject to existing tenancy and owner approval.

LEASE HIGHLIGHTS

- **Flexible shop, yard, and package lease options**
- Main shop: 32' x 63'
- Approx. 1-acre gravel yard area
- 16' x 18' overhead door
- Additional shop: 30' x 42'
- 10' x 10' overhead door
- Modified lease structure, plus utilities
- Full package option available at \$8,900/month



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FLEXIBLE LEASE OPPORTUNITY

Shops, Yard, and Residence
Multiple Lease Options Available



- Larger Shop: 32' x 63' with 16' x 18' Overhead Door
- Smaller Shop: 30' x 42' with 10' x 10' Overhead Door
- Approx. 1 Acre of Yard Area
- Residence Available as Add-on with Full Package