

SSS COMMERCIAL REAL ESTATE
SKYLAND AIRPARK COMMUNITY

46669 S FISHERMANS HOP WILLOW, ALASKA

A rare chance to own a runway-front hangar at Skyland Airpark, FAA recognized as 3AK9. This as-is hangar is built, enclosed, and ready for immediate aircraft storage.



Disclaimer

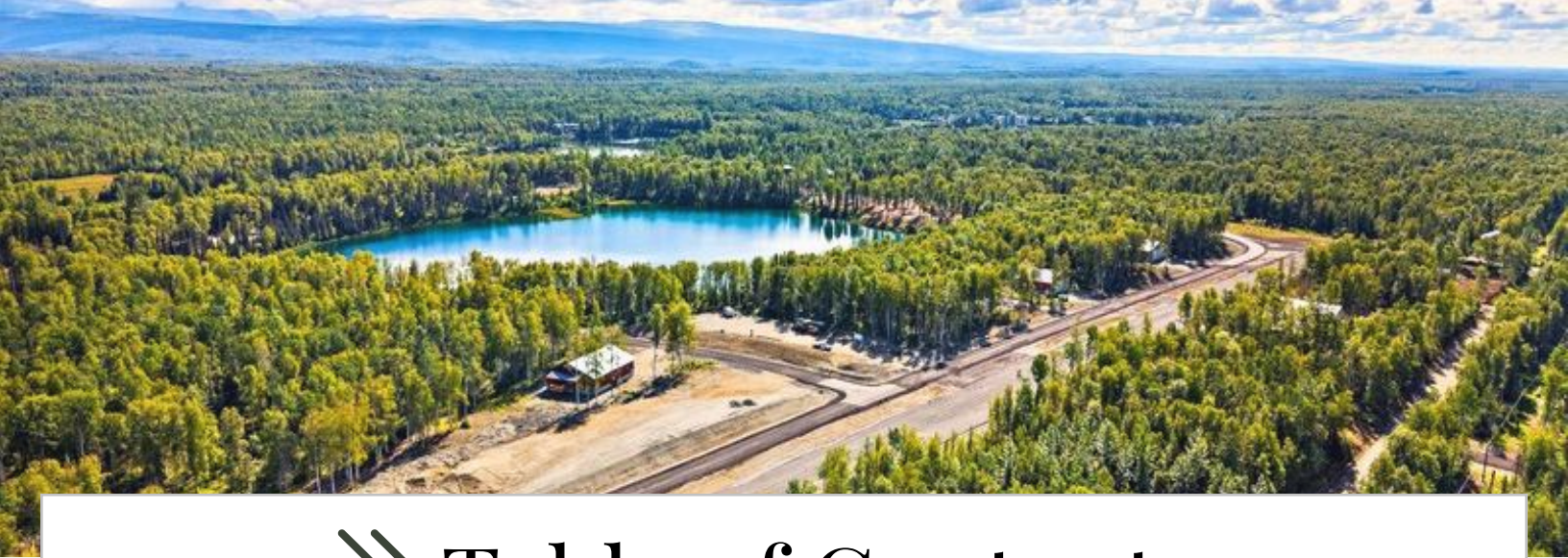
SSS Commercial Real Estate

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46669 S FISHERMANS HOP WILLOW, ALASKA 99688

***Direct airside access from your door,
wheels, ski's, or floats***

This hangar is offered at a special price to buyers who value sweat equity and the freedom to customize the space on their terms. The structure is complete and functional, providing an immediate, practical solution for aircraft storage while leaving the interior open for your plans. Whether your goal is a hangar home, workshop, or simply aircraft storage, this hangar offers a true blank slate without the cost of finishes you may not want. Electrical service, partial lighting and outlets, and a propane shop heater are already in place, allowing for comfortable year-round aircraft storage.

One of the key advantages of Hangar 7 is immediate usability. Store your aircraft right away and keep it protected from wind and snow through the winter months, while planning a spring buildout. The heavy lifting has already been done. Don't miss the chance to own a runway front hangar in Alaska's leading private aviation community, Skyland Airpark.

Overview

- 2,500 sq. ft runway-front hangar
- Ceiling height: 16 ft
- Hangar door: 44' x 16' Hydra-Lift with 15'5" clearance, includes a 4,000-lb aircraft lifting point.
- Access: Two exterior man doors plus one overhead garage door.
- Electrical service and panel installed
- Partial interior lighting and power outlets in place
- Propane shop heater installed, complete and functional



Foundation and Slab:

- Concrete footing and perimeter wall foundation with a finished 5" rebar-reinforced slab.
- Thickened footing designed to support a future mezzanine buildout.

Exterior and Roof

- Siding: LP SmartSide lap siding with 26-gauge metal wainscot around the lower perimeter, approx. 5 ft high, for snow-plow and weather protection.
- Roof: 26-ga standing-seam, 5/12 pitch, 2-ft overhangs.

As-Is Pricing

\$428,000 - This is a sweat equity opportunity and does not include:

- Well installation
- Insulation (walls, ceiling, hangar door)
- Sheetrock, interior walls, or finishes
- Plumbing beyond existing septic connection
- Deck construction
- Interior layout, rooms, or buildout





Runway front facing hangar #7



Deck location ready for customization

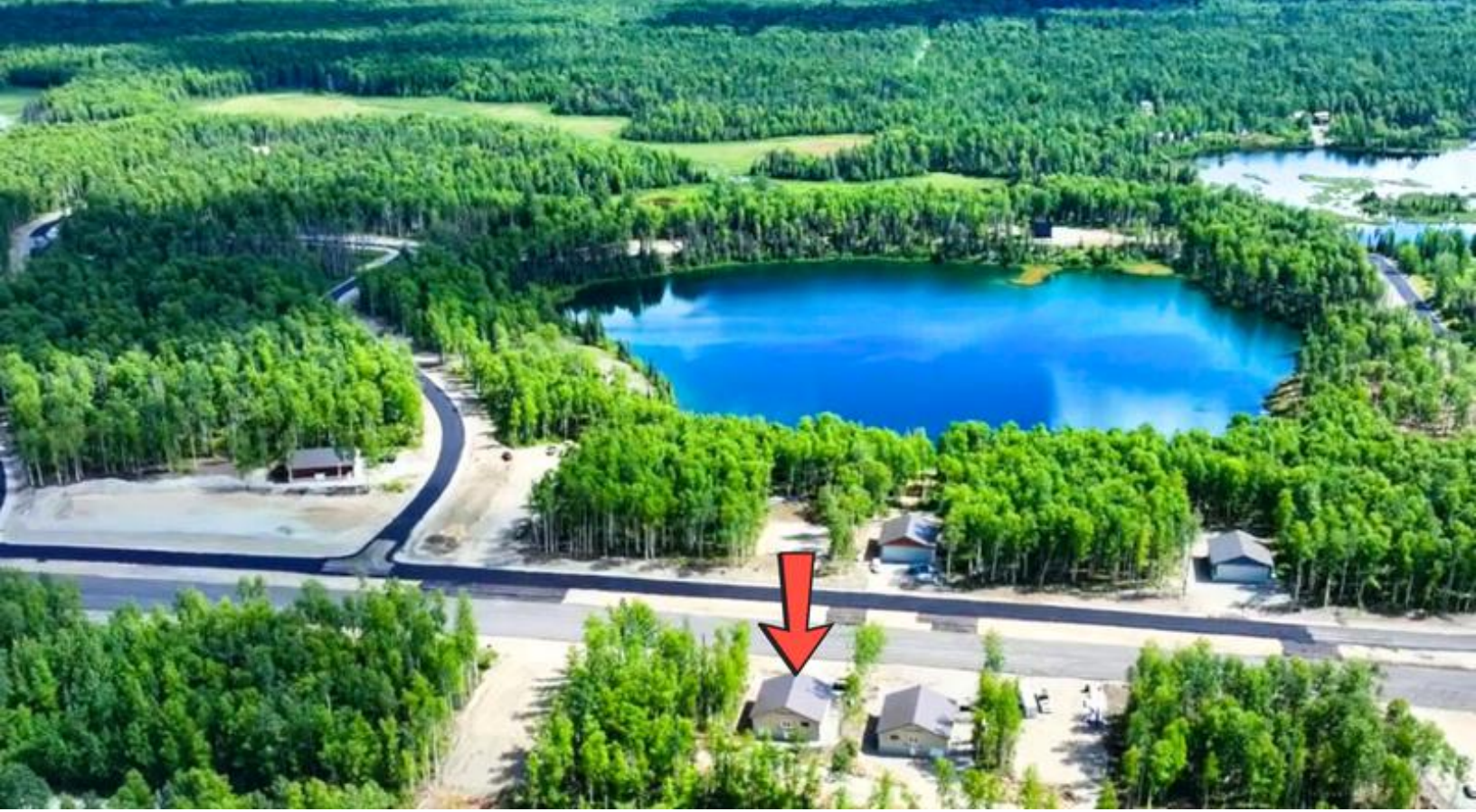


Interior shown as-is with electrical and heating in place



Concrete footing and perimeter wall foundation with a finished 5" rebar-reinforced slab







FLY AND LIVE ALASKA

Skyland Airpark is a unique aviation community in the heart of Alaska, located just two hours north of Anchorage. This 187-acre gated community is designed for pilots, outdoor enthusiasts, and anyone who craves space to breathe, surrounded by a panoramic landscape. With 144 well-planned parcels, the layout offers both privacy and stunning scenery, allowing residents to experience the beauty of the Last Frontier fully. Skyland now features wide, sixty-foot taxiways paved with RAP (recycled asphalt pavement) throughout the neighborhood. These upgrades provide cleaner access, eliminate dust, and ensure dependable, year-round performance.

Welcoming Entryway

The gated entrance is striking, showcasing a custom-designed archway proudly displaying "SKYLAND AIRPARK" in bold letters and an iconic Navajo propeller centerpiece. Illuminated by photocell LED lights, the entry radiates high visibility in any weather condition. The snow-protected design guarantees smooth keypad-controlled gates year-round for privacy and security.

Runways and Aviation Amenities

Skyland Airpark offers a well-maintained, 1,500-foot RAP runway, with Caswell Lake just beyond the approach. The setup is ideal for both wheel-based aircraft and floatplanes. All takeoffs and landings follow a single-direction pattern to ensure safe and steady traffic flow. New this season, the 20' x 30' concrete floatplane and boat ramp on Caswell Lake is up and running. It's built to handle both floatplanes and boats with ease. Floating docks are available nearby, making it simple to tie up, unload, or head straight out for a day on the water.

Prop-Wash Pavilion

The Prop-Wash Pavilion, situated at the base of Big Caswell Lake, provides a great spot for residents and guests to relax and enjoy the outdoors. With picnic tables, BBQ grills, and custom fire pits, it's built for year-round gatherings. An 18-inch, 6-foot windsock on the roof gives pilots a quick wind check before takeoff. The pavilion features the same durable exterior finishes as the hangars at Skyland, designed to withstand the Alaskan elements.



Adjacent to the pavilion is a stainless-steel Bison water pump, designed to operate even in temperatures as low as -40°F . This addition adds a touch of rustic charm while ensuring usability throughout the year.

Unmatched Access & Premium Amenities

- Explore Over 1,000,000 Acres - Endless hiking and ATV trails at your doorstep.
- \$5 Million in Shared Amenities, including:
 - Common area parks for relaxation and recreation.
 - Plans for a future fuel co-op, providing aviation fuel at cost.
 - A mile-long frozen runway on the lake during winter.
 - Guest aircraft tie-down areas for visiting pilots.

Safety, Convenience & Community Support

- Fire Safety & Secure Mail - Dedicated fire safety access points and federally approved mailboxes enhance security and convenience for residents.
- Emergency Medical Support - Skyland Airpark is a vital local EMS landing zone, enabling rapid medevac evacuations.
- Proven Community Asset - With multiple successful emergency landings, our well-maintained airstrip is crucial in regional safety and response efforts.

Year-Round Activities at Skyland Airpark

No matter the season, Skyland Airpark offers endless outdoor activities. In the summer, explore scenic hiking and biking trails or enjoy water activities like kayaking, canoeing, paddleboarding, and fishing. When winter arrives, the landscape transforms into a playground for snow machining, ice skating, snowshoeing, and ice fishing—plus cozy evenings by the bonfire pits. Whether it's the long summer days or the peaceful winter landscapes, there's always something to enjoy every season.

To preserve the integrity and value of our community, Skyland Airpark has strong Covenants, Conditions, and Restrictions (CCRs) in place, ensuring a high standard of quality, privacy, and aesthetics for all residents. Join us in maintaining this exceptional environment—secure your place at Skyland today!

To view available lots, sizes, and prices, visit our website at: www.skylandairpark.com



Soar Through the Alaskan Sky

"It's More Than a Lifestyle-It's an Adventure!"

The rarity of this expansive acreage, historical richness, and limitless potential of this property promotes an ideal environment for Alaskan adventure

Source: Skyland Airpark | Living Alaska's Greatest Adventure



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