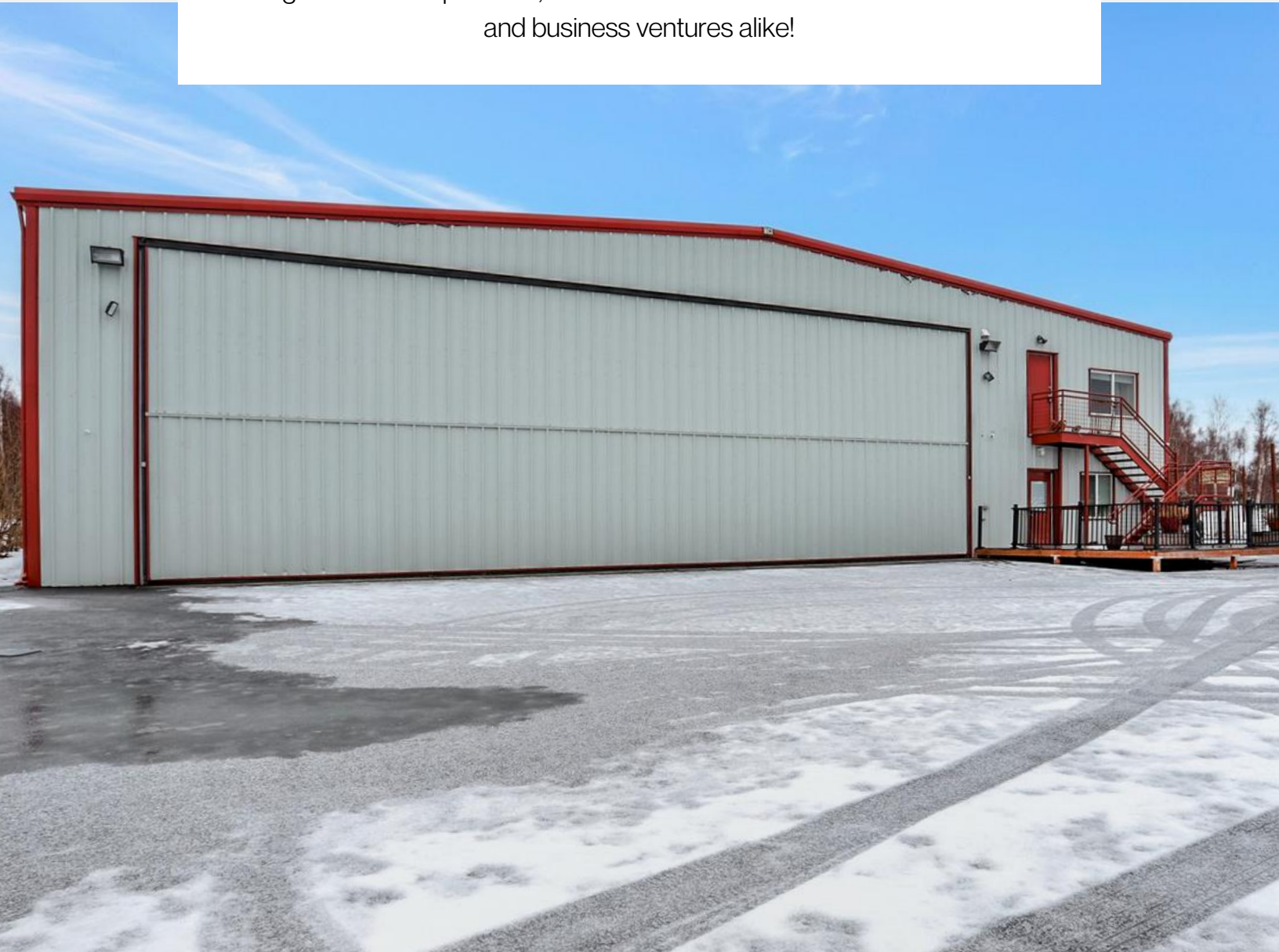


6690 E Beechcraft Road Wasilla, Alaska 99654

Aviation Excellence Meets Modern Living at Wolf Lake Airport

This 50' x 85' hangar, complete with a 2,100 sq. ft. custom two-story living space, offers the perfect blend of functionality and comfort. With commercial zoning and endless potential, it's the ideal base for both aviation enthusiasts and business ventures alike!



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- 20 **Nearby Amenities**



6690 E Beechcraft RD Wasilla, Alaska 99654

2 BEDS | 2 BATHS | 5,300 SQFT



0.53 Acres



2,100 Sq Ft
Living Space



3,200 Sq Ft
Hangar



5,300 Sq Ft
Total

Positioned in the heart of the commercial side of Wolf Lake Airpark, this two-story hangar offers a unique blend of aviation functionality and residential comfort. This spacious hangar and two separate living units make this property perfect for business and personal use.

The hangar features 3,200 sq. ft. of open space, complete with a 55' x 16' hangar door, ideal for various aircraft. The entire building is equipped with in-floor heating, ensuring year-round comfort, whether you're working in the hangar or enjoying the living quarters.

The custom-built two-story living area spans 2,100 sq. ft., with 1,050 sq. ft. per floor. This space offers flexibility as it can function as a single large residence or be divided into two distinct units. Each unit comes with its own private entrance, kitchen, living room, master bedroom, and bathroom, making it ideal for a live-work setup or as a dual-rental opportunity.

This property is zoned for commercial use, providing limitless potential for aviation-related business ventures. Whether you're looking to run flight tours, operate an aviation equipment business, or explore other opportunities within the aviation industry, this hangar is ready to meet your needs.

With its prime location, commercial zoning, and adaptable design, this Wolf Lake Airport Hangar is the perfect place to launch your next venture.

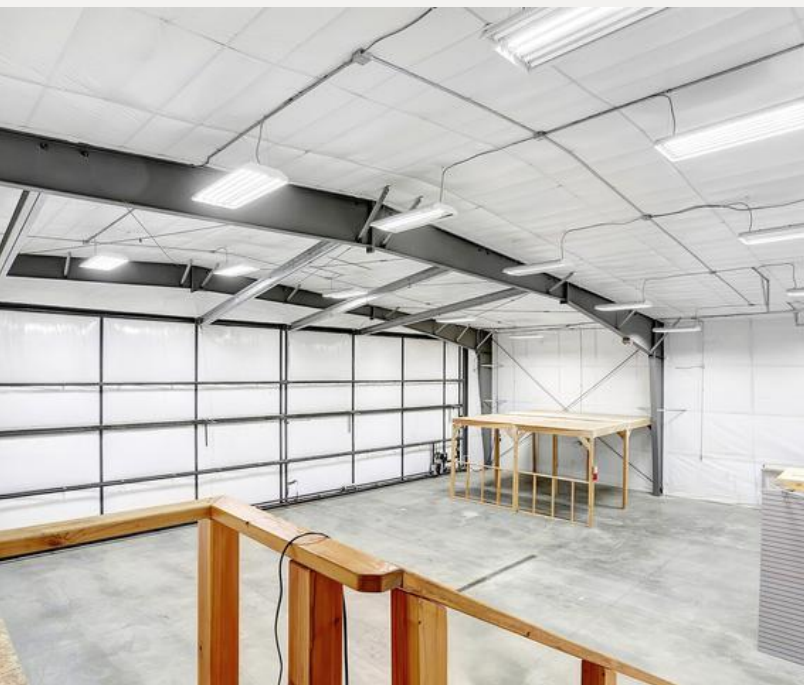
Contact Stewart Smith, Listing Broker, for more details and to schedule a showing.

**YOUR GATEWAY TO AIRSIDE
LIVING AND BUSINESS
OPPORTUNITIES!**

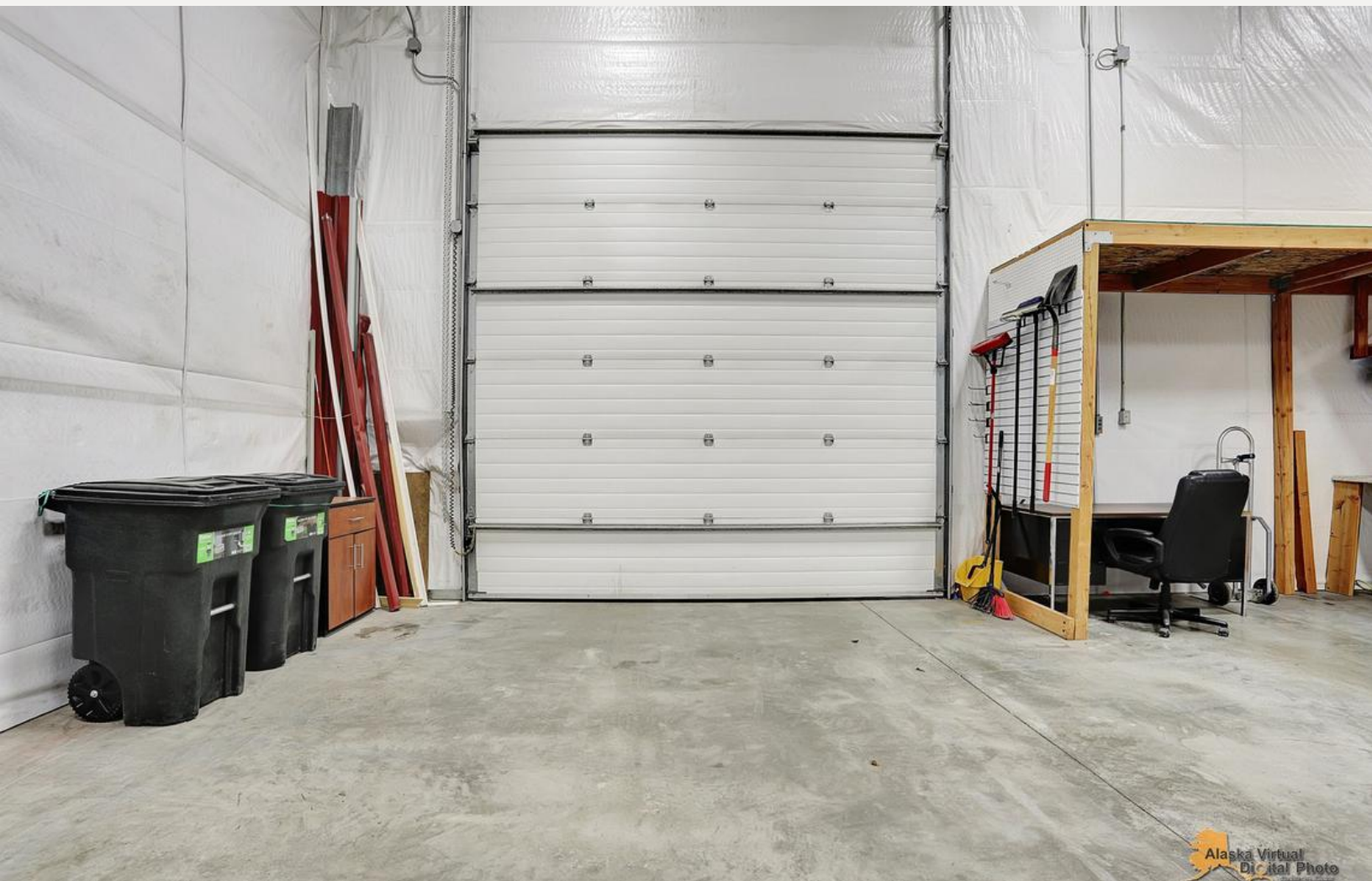
PRICE: \$ 899,900







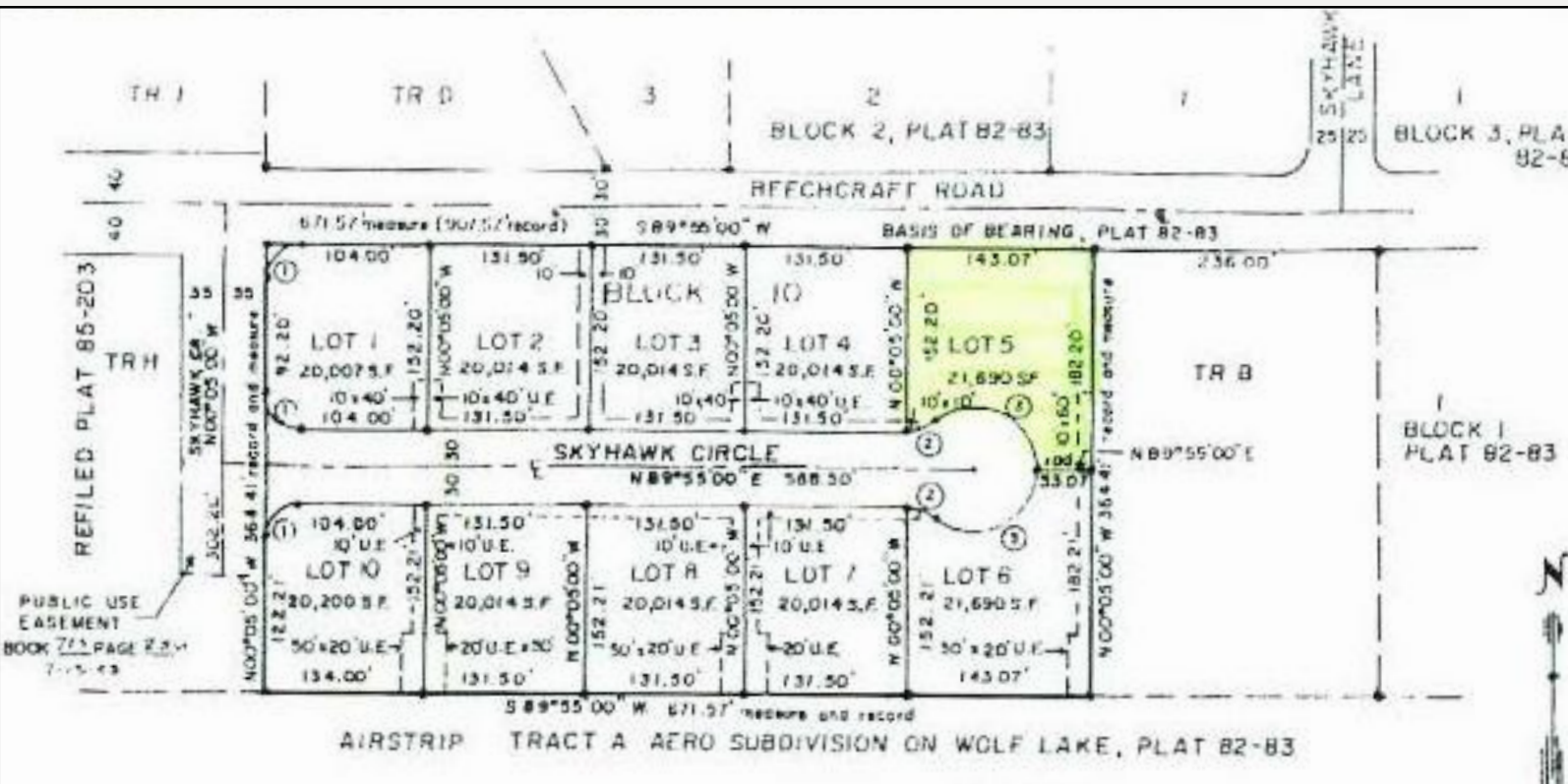
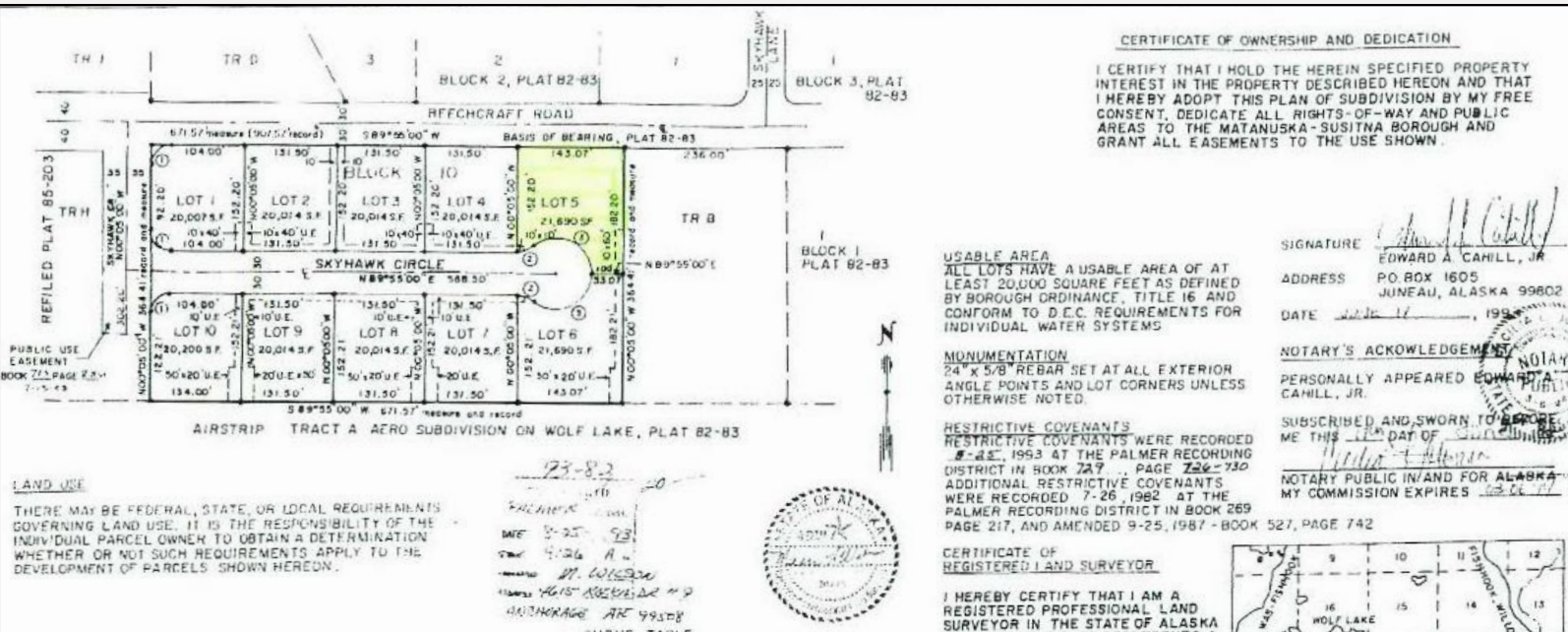


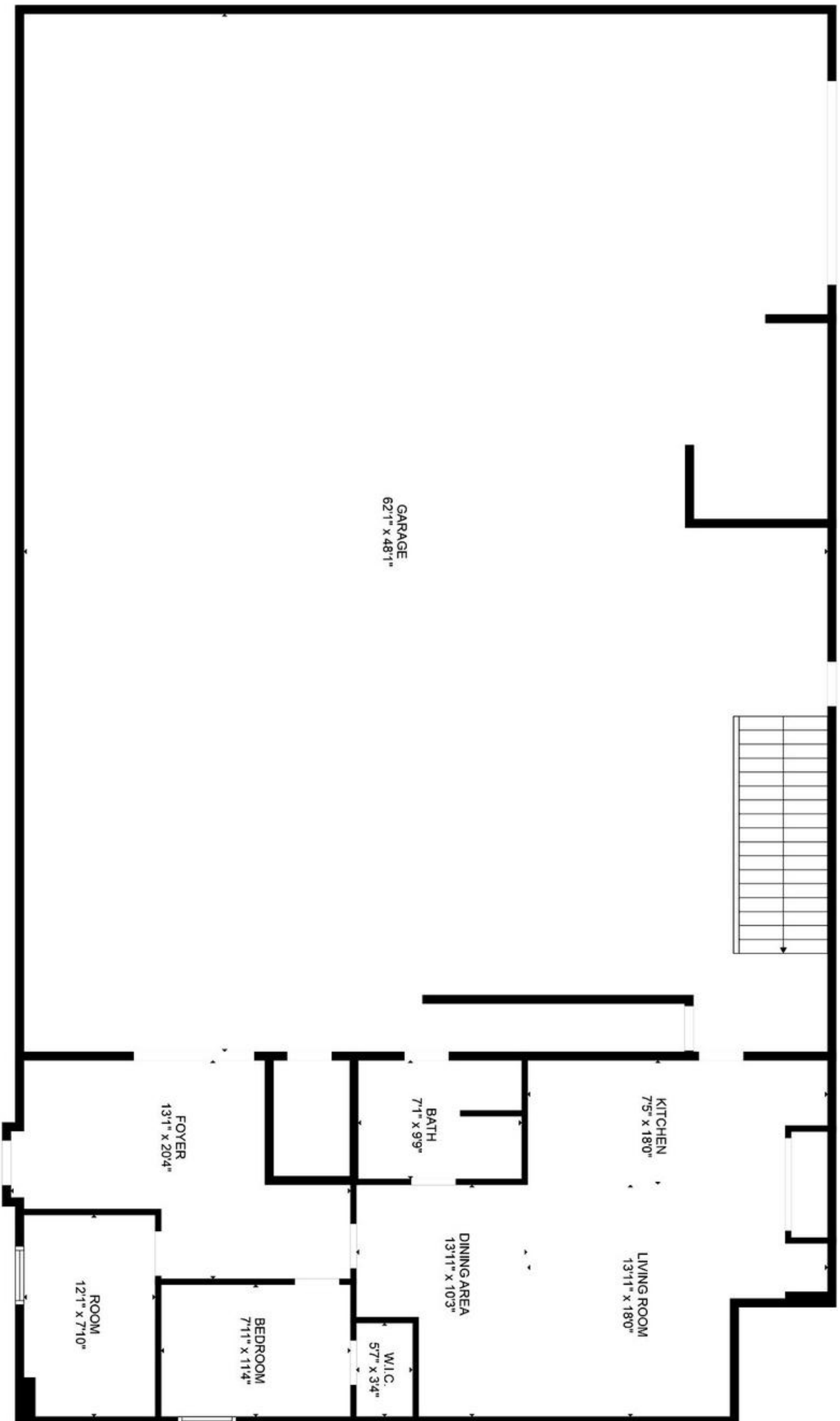


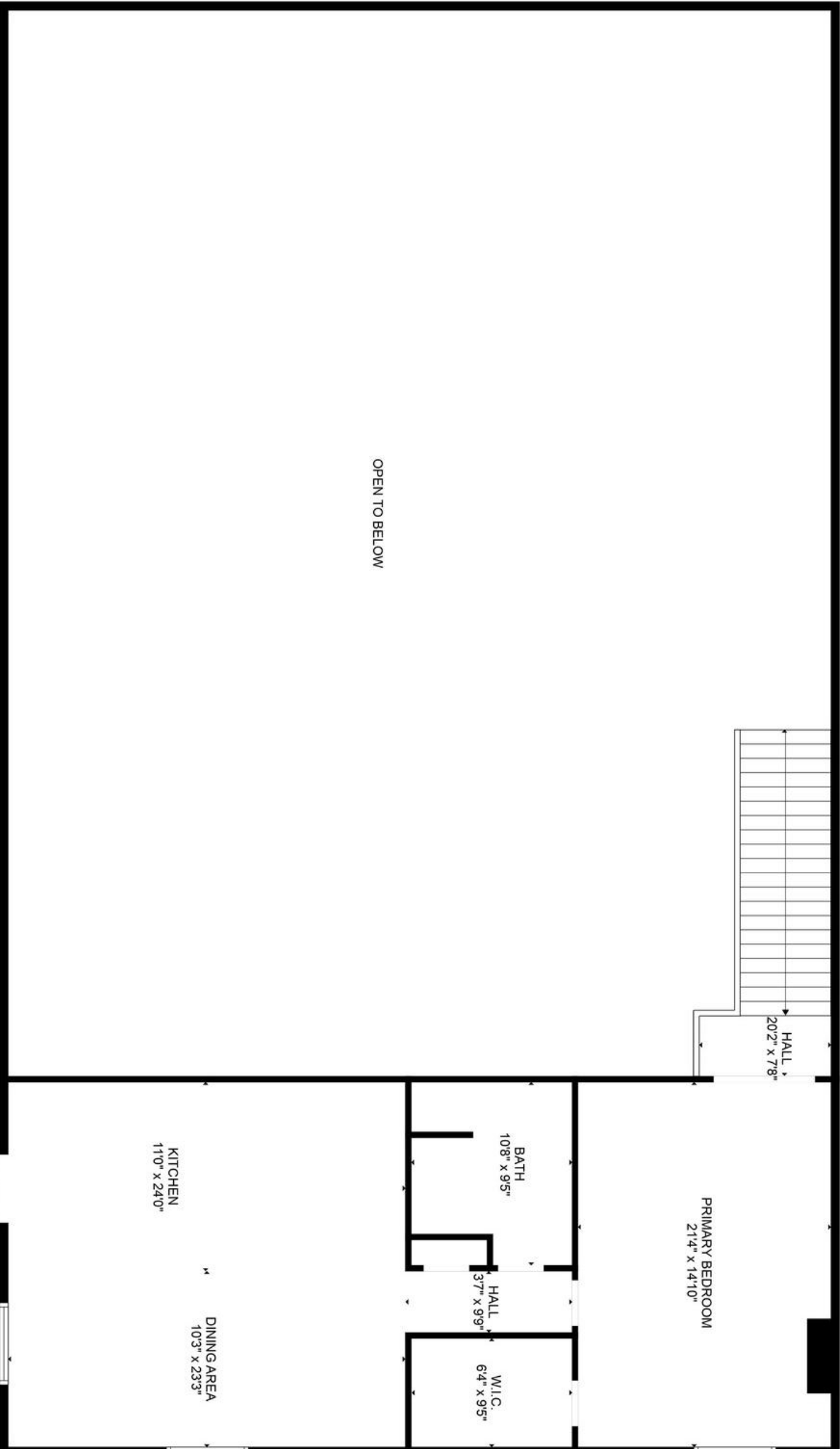


PLAT MAP

Lot 5



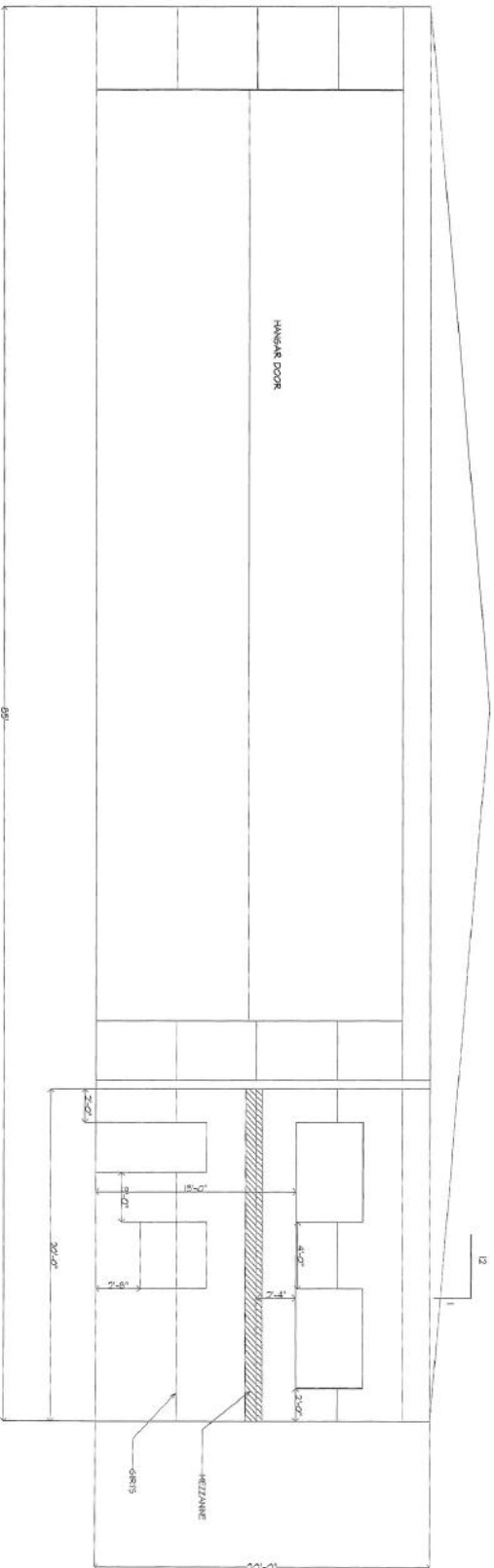




OPEN TO BELOW

D. DOERNER HANGAR

SHEET CONTENTS			
ELEVATIONS			
DRAWN: RPH			
DATE: 02/14/2005			
SCALE: 1/4"=1'			
REVISIONS			
NO.	DESC.	DATE	
1	REV. 02/14/05	02/14/05	



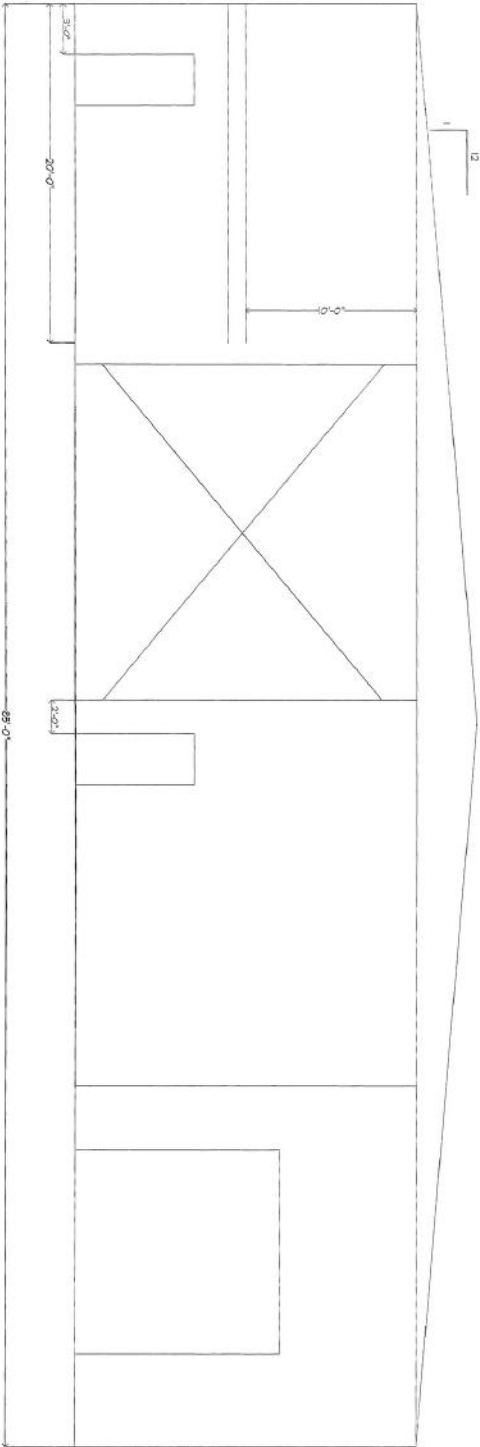
NOTES:
1. CHANGED LAYOUT AND SIZE OF WINDOWS

2 LEFT END WALL ELEVATION HANGAR DOOR SIDE
SCALE 1/8"=1'-0"



D. DOERNER HANGAR

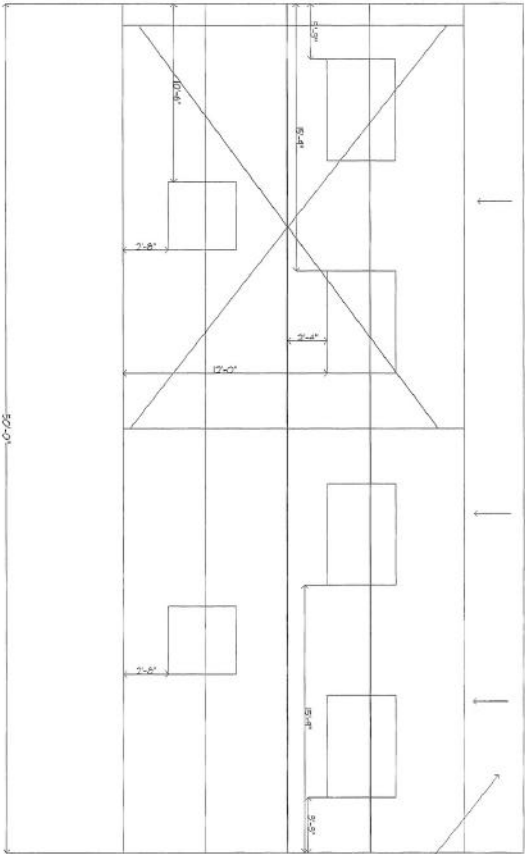
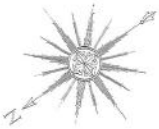
SHEET CONTENTS			
ELEVATION			
DRAWN: RPH			
DATE: 02/14/2005			
SCALE: 1/4"=1'			
REVISIONS			
NO.	DESC.	DATE	
1	REV. NELDGE (SECTION)		



③ FRONT SIDE WALL ELEVATION
SCALE: 1/4"=1'-0"

NOTES:
1. CHANGED LAYOUT AND SIZE OF WINDOWS
2. LAID OUT MAIN DOOR LOCATIONS





4 BACK END WALL ELEVATION
SCALE: 1/4"=1'-0"

NOTES:
1. CHANGED LAYOUT AND SIZE OF WINDOWS

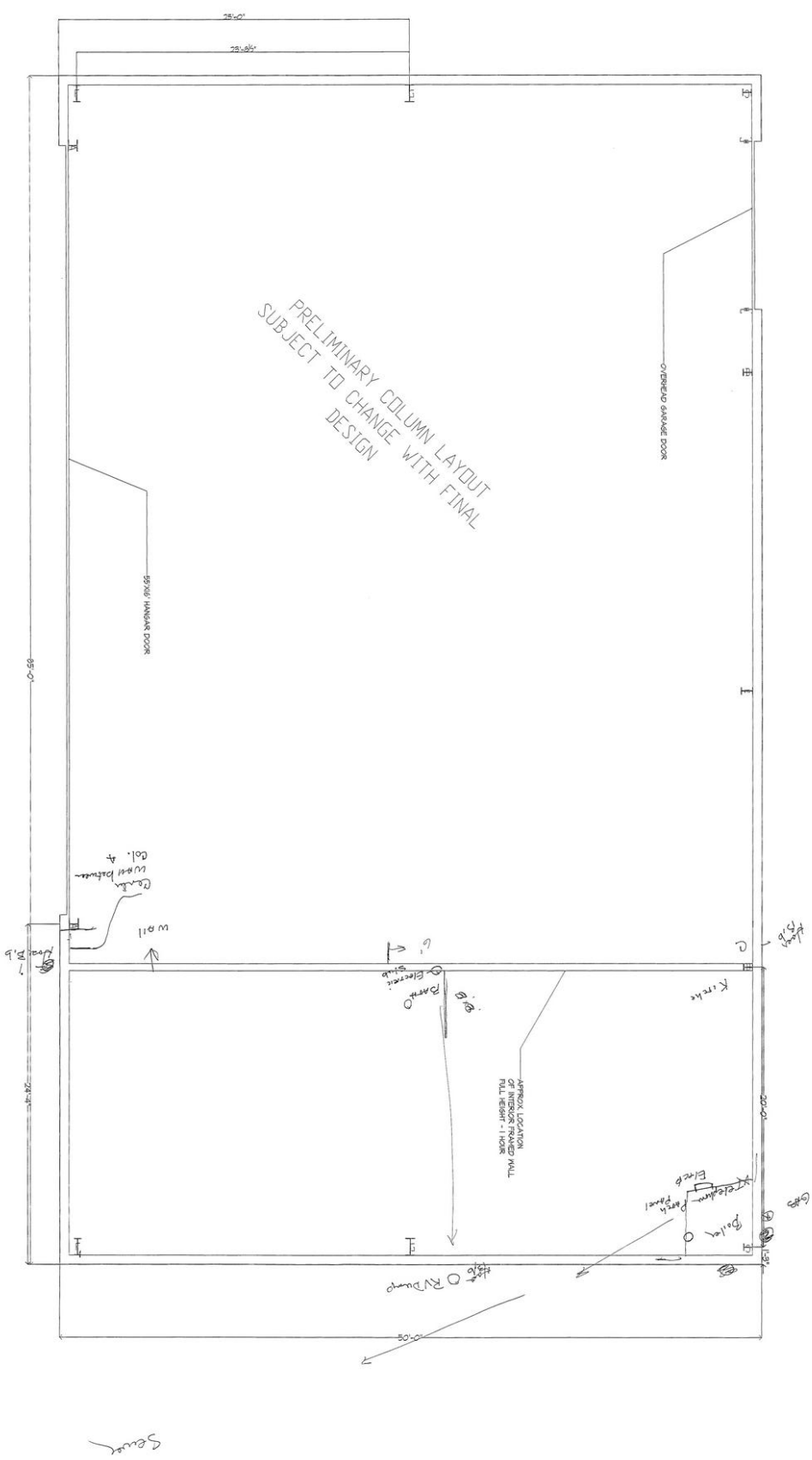
SCI
Steppers
Construction
Inc.
General Contractor
907 746-1880
907 746-2570 FX

D.DOERNER HANGAR

SHEET CONTENTS	
ELEVATION	
DRAWN: RFH	
DATE: 02/14/2005	
SCALE: 1/4"=1'	
REVISIONS	
NO.	DISC. DATE
1	MOD. 08/10/05 (04/07/05)

SHEET NO. 4

mm



① FLOOR PLAN
SCALE: 1/4"=1'-0"

DAVE DOERNER HANGAR

SCI
Sleepers
Construction
Inc.
General Contractor
907 746-1880
907 746-5670 FX

SHEET CONTENTS	
FIRST LEVEL	
DRAWN: RFH	
DATE: 2/16/2005	
SCALE: 1/4"=1'	
REVISIONS	
NO.	DESC.

MATANUSKA ELECTRIC ASSOCIATION

Site Location: 6690 E Beechcraft Road
Wasilla, Alaska 99654

Address for MEA services is under: 6690 Beechcraft Palmer Alaska 99654
due to mea operating under old system

Averages based on last 12 months of service
from 10/10/2024

High: \$1,060

Low: \$275

Average: \$480

www.mea.coop/connect/contact.com

ENSTAR NATURAL GAS

Site Location: 6690 E Beechcraft Road
Wasilla, Alaska 99654

Averages based on last 36 months of
service from 10/10/2024

Winter High Average: \$460

Summer Low Average: \$50

Average: \$249

www.enstarnaturalgas.com

WOLF LAKE AIRPORT HOA FEES

Annual use fees are calculated based on the prior year's maintenance
and administrative costs and are billed the following spring.

\$1,500 annually

MATANUSKA-SUSITNA BOROUGH



MATANUSKA-SUSITNA BOROUGH

[Search Again](#)

Owner Search

Search

Real Property Detail for Account: 56921000L001

Site Information

Account Number	56921000L001	Subdivision	PROVIDER C123K THE
Parcel ID	509263	City	None
TRS	S18N01E21	Map WA07	
Abbreviated Description (Not for Conveyance)	PROVIDER C123K THE LOT 1		

Tax
MapDWG
DownloadInteractive
WebMap**Site Address** 6690 E Beechcraft Rd

Ownership

Owners	SUBS PROPERTIES LLC SSS INC	Buyers	
Primary Owner's Address	PO BOX 873881 WASILLA AK 99687	Primary Buyer's Address	

Appraisal Information

Year	Land Appraised	Bldg. Appraised	Total Appraised	Year	Land Assessed	Bldg. Assessed	Total Assessed ¹
2024	\$90,000.00	\$478,900.00	\$568,900.00	2024	\$90,000.00	\$478,900.00	\$568,900.00
2023	\$90,000.00	\$466,500.00	\$556,500.00	2023	\$90,000.00	\$466,500.00	\$556,500.00
2022	\$90,000.00	\$431,100.00	\$521,100.00	2022	\$90,000.00	\$431,100.00	\$521,100.00

Building Information [\(Hide Building Information\)](#)

Structure 1 of 1			
Residential Units	1	Use	Aircraft Transportation
Condition	Standard	Design	Commercial
Basement	None	Construction Type	Metal
Year Built	2005	Grade	None
Foundation	Slab on Grade	Building Appraisal	\$474400
Well		Septic	

Building Item Details

Building Number	Description	Area	Percent Complete
-----------------	-------------	------	------------------

Tax/Billing Information

Year	Certified	Zone	Mill	Tax Billed
2024	Yes	0007	12.374	\$7039.57
2023	Yes	0007	12.083	\$6724.19
2022	Yes	0007	12.875	\$6709.17

Recorded Documents

Date	Type	Recording Info (offsite link to DNR)
10/7/2024	WARRANTY DEED (ALL TYPES)	Palmer 2024-017908-0
4/29/2015	WARRANTY DEED (ALL TYPES)	Palmer 2015-008321-0
3/30/2011	QUITCLAIM DEED (ALL TYPE)	Palmer 2011-005882-0

Tax Account Status ²

Status	Tax Balance	Farm	Disabled Veteran	Senior	Total ³	LID Exists
Current	(\$0.02)		\$0.00	\$0.00	\$0.00	\$0.00 No

Land and Miscellaneous

Gross Acreage	Taxable Acreage	Assembly District	Precinct	Fire Service Area	Road Service Area
0.53	0.53	Assembly District 006	29-515	130 Central Mat-Su	025 Bogard RSA

¹ Total Assessed is net of exemptions and deferments, rest, penalties, and other charges posted after Last Update Date are not reflected in balances.

Last Updated: 1/2/2025 9:00:01 AM

² If account is in foreclosure, payment must be in certified funds.

³ If you reside within the city limits of Palmer or Houston, your exemption amount may be different.



Stewart Smith

BROKER | REALTOR®

SSS COMMERCIAL REAL ESTATE

2521 Mountain Village Drive

Suite B PMB 727

Wasilla, Alaska 99654

stewart@stusell.com | 907-727-8686

Endless Possibilities

Await at Your Custom Aviation Hub
at Wolf Lake Airport

