

Coastal Realty Homer

ALASKA EXPEDITION COMPANY



The Lodge is located about 250 miles east of Anchorage or 100 miles east of Cordova and is accessible by aircraft. Situated on the internationally acclaimed Tsiu River where fishermen can experience the adventure of casting for Silver Salmon (Coho) that arrive from the Gulf of Alaska. This area is home to beautiful glaciers, magnificent mountain ranges, abundant wildlife, and of course

The lodge is located on property leased from the Yakutat Borough and is in a coveted location. All buildings have had impeccable upkeep, and this lodge is being sold turn-key and ready for another successful season as a world class hunting and fishing operation.





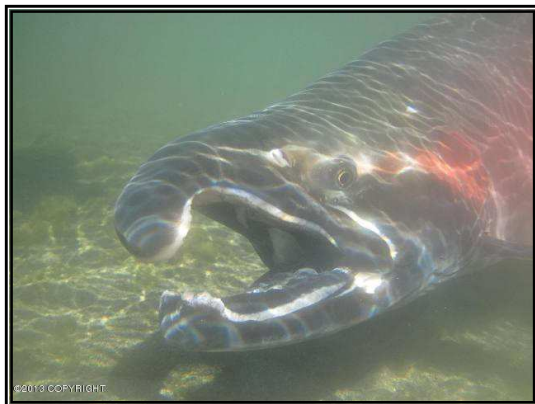
The main lodge and dining area is beautifully decorated and has a rustic feel that echoes and complements the wilderness outside. Featuring warm wood accents throughout, a cozy woodstove, and large windows that let in the magnificent views. Guests enjoy all the comforts of first class lodging while experiencing the Alaskan adventure of a lifetime.

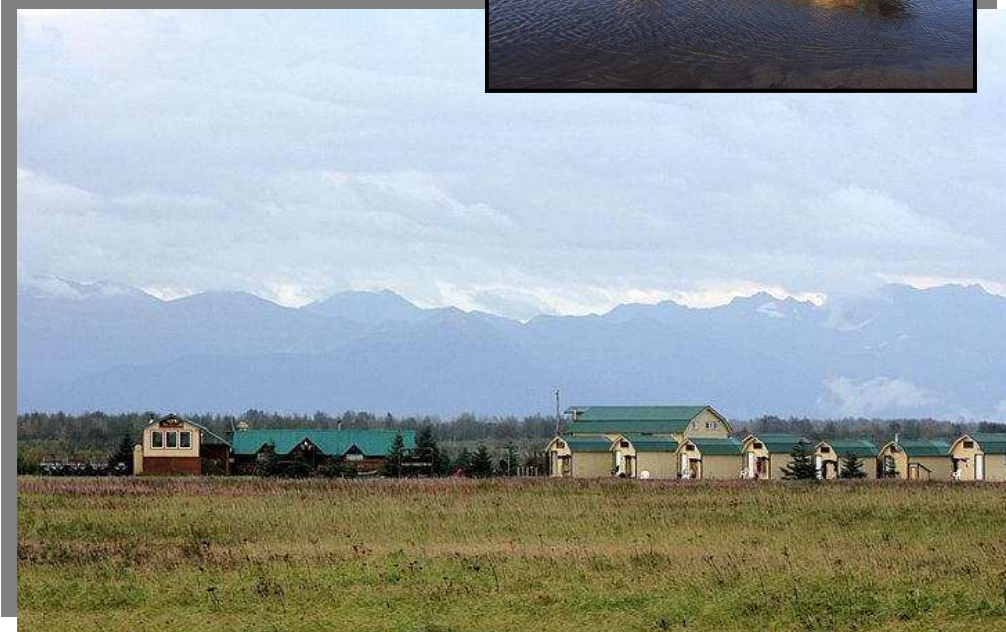
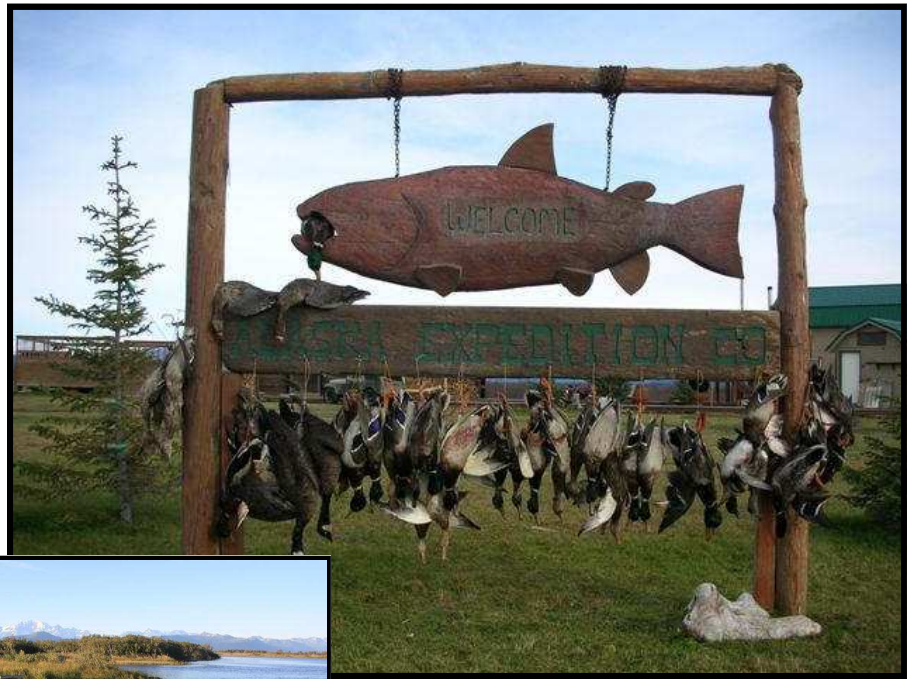
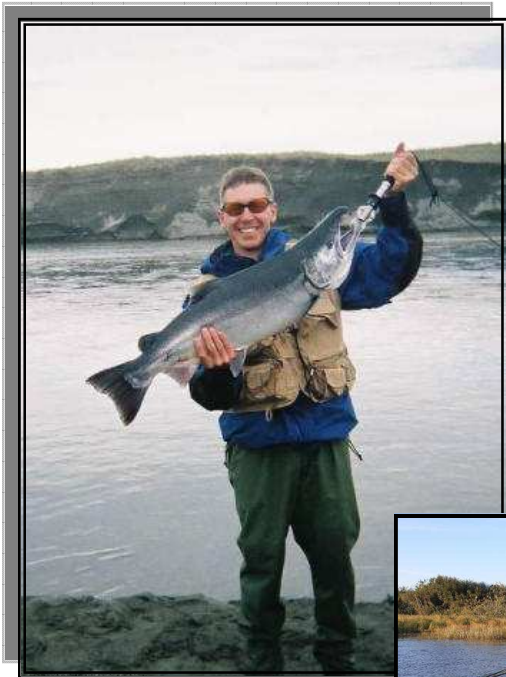
There are 7 deluxe, heated guest cabins that sleep 2 people in each. All have comfortable beds and bedding, private full bathroom, and additional amenities such as boot and wader racks, rod racks, and even a high pressure hose to wash off waders. All cabins are connected to the main lodge by lighted boardwalks. In addition to the main lodge and cabins, there are crew quarters and an equipment shed.





The commercial kitchen features state-of-the-art stainless steel fixtures and work surfaces, a tile floor, and a dish and utensil sterilization system. Walk-in coolers and deep freezes insure the highest quality food and offer plenty of space to store your day's fresh catch. This kitchen is fully approved and in compliance with all Alaska Department of Environmental Conservation's Public Restaurant Codes and Regulations. Water is supplied by a well which produces delicious clean water and is a State approved Class "C" public water system.





Alaska Expedition Company's location on the Tsiu River offers not only world class Salmon fishing, but also spring Steelhead fishing, waterfowl hunting, Brown Bear and Moose hunting, and wildlife viewing and photography.

All shop and outfitting equipment, furnishings and miscellaneous supplies are included, please contact us for a complete inventory list.

This is a unique opportunity to operate your own exciting Alaskan adventure business.

Alaska Expedition Company
Offered at \$799,000



Coastal Realty Homer
375 W. Pioneer Ave.
Homer, AK 99603
907-235-7700
www.alaskacoastalrealty.com
info@alaskacoastalrealty.com
Art Swisher/Owner Broker
Ken Swisher/Associate

