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2050 Sea Level Drive Ste. #107

WARD COVE MARKET CENTER & MARKETPLACE OFFERING MEMORANDUM

PROPERTY OVERVIEW

Introducing The Ward Cove Market Center and Marketplace (WCMC)

A retail shopping center and profitable small market/deli & gas station. Located along heavily traveled North Tongass Highway and a two-minute drive to the new Ward Cove cruise ship dock facility, the WCMC has been in operation since the 1960's, and has earned a highly loyal local customer base. With easy highway access and outstanding visibility, the property features a total of three separate commercial rental spaces plus the market /deli & self-serve gas stop. A new two-story structure was built in 2023 that houses a retail space on the ground floor and two walk-in freezers and a large walk-in cooler room. The second floor of the new building has office/retail flex space and both floors are fully rented. A fully equipped commercial kitchen, with separate freezer storage, serves deli area of the market building. Property uses the same highway turn off as the local U.S Post Office and is adjacent to Revilla Road, which is the exclusive access to Ward Cove and Harriet Hunt Lakes, recreational and campground areas. The WCMC is the last stop for supplies and services for those enjoying the public camping and day use areas.

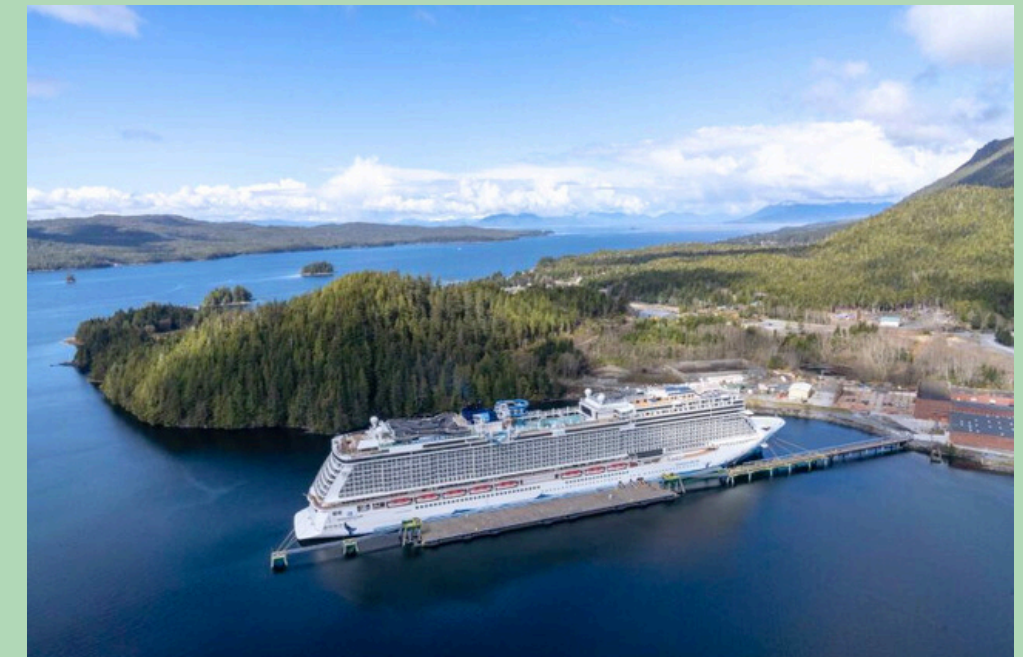


\$3,500,000



LOCATION

It's all about location. Ward Cove Market Center and Marketplace is located less than 5 minutes away from the new cruise ship dock. A perfect place to keep business booming from both locals & visitors.



MARKET CENTER & MARKETPLACE

- New on-site septic system
- Excellent highway access & visibility.
- Abundant parking.



RETAIL STRIP CENTER

- 2,835 square feet total.
- Year Built: 1984
- Foundation: Poured Concrete Slab
- Construction Type: Wood Frame
- Heat: Oil Fired Hot Water
- Roof: Flat, Hot Tar
- Three (3) tenants currently in place.
- Tenants pay their own utilities.
- Drive-up front parking spaces.



WARD COVE MARKET & DELI

- 2,920 square feet total.
- Built in 1973
- Foundation: Poured Concrete
- Roof: Metal
- Construction Type: Wood Frame
- Heat: Oil, Forced Air
- Includes package store liquor license
- Fully stocked convenience/liquor/deli & gas sales



MIXED USE BUILDING

- 1,440 square feet total over two stories.
- Year Built: 2022
- Foundation: Poured Concrete slab
- Construction Type: Wood Frame
- Roof: Metal
- Heating/Cooling: Heat Pumps
- Newly built
- Two stories
- Potential for mixed use of retail & office.
- Modern finishes throughout



OFFICE/STORAGE



OFFICE/STORAGE



CANNABIS COVE



CANNABIS COVE



EXTERIOR AND PARKING

- 7,195 sq. ft. total parking area
- 21 total parking spaces
- US Post Office facility next door



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Financial statements and lease information available for review, upon approval from owners and after a fully signed confidentiality agreement.