

OFFERING MEMORANDUM

INDUSTRIAL BUILDING - FOR SALE

150 Trading Bay Road, Kenai, AK 99611

FOR SALE: \$850,000



19,300 SF | 1.22 AC | 1967

BELLCORNERSTONE
Commercial Real Estate

FOR MORE INFORMATION:

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OFFERING MEMORANDUM

150 TRADING BAY ROAD

Kenai, AK 99611

DISCLAIMER

The information contained in the following Offering Memorandum has been prepared to provide a summary of unverified information to prospective buyers or tenants and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation.

Prospect agrees that the proposed sale price and its terms, and any negotiations or discussions with respect to the transaction (collectively, "Confidential Information") are confidential. Prospect agrees that it shall, and that it shall cause Prospect's representatives to, maintain and protect the confidentiality of all Confidential Information. Further, Prospect agrees that it shall not, and that it shall cause its representatives to not, disclose any Confidential Information to anyone other than individuals working on Prospect's behalf directly or in connection with the proposed transaction who have agreed to be bound by the provisions of this paragraph.





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EXECUTIVE SUMMARY


150 TRADING BAY ROAD

Kenai, AK 99611

150 Trading Bay Road, is a flex property, totaling 19,300 SF square feet and situated on a 1.22-acre lot. The property is in a prime location and presents an exciting investment/owner-user opportunity with several noteworthy features providing flexibility to accommodate a wide range of businesses.



*Scan for
more info!*



MARKET OVERVIEW



Kenai, Alaska

Kenai is located on the western side of the Kenai Peninsula, where the Kenai River flows into Cook Inlet. It is approximately 160 miles southwest of Anchorage, Alaska's largest city. Kenai offers a wide range of outdoor activities for visitors and residents alike. The Kenai River is famous for its world-class salmon fishing, particularly for king and sockeye salmon. The nearby Kenai National Wildlife Refuge provides opportunities for hiking, wildlife viewing, camping, and birdwatching amidst stunning natural scenery. Fishing, tourism, and oil and gas are significant drivers of Kenai's economy. The town's strategic location on Cook Inlet has made it a hub for commercial and recreational fishing activities. Additionally, tourism plays a vital role, with visitors drawn to the area's natural beauty and outdoor recreational opportunities. Kenai has a strong sense of community, with residents actively participating in local events, festivals, and cultural activities. The town hosts events such as the Kenai River Festival and the Salmon Frenzy Fishing Tournament, which celebrate the area's natural resources and cultural heritage.



DEMOGRAPHIC SUMMARY

KENAI, AK

POPULATION

Kenai
7,872

State: Alaska 710,231

MEDIAN AGE

Kenai
34.2 Years

State: Alaska 34.6 Years

AVERAGE HOUSEHOLD INCOME

Kenai
\$91,306

State: Alaska \$89,740

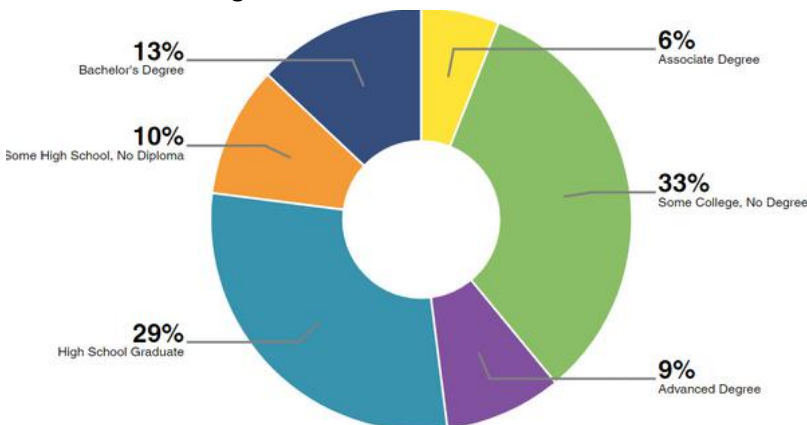


2023 STATISTICS

| | 2 Mile | 5 Mile | 10 Mile |
|----------------------|----------|----------|----------|
| Population 2023 | 4,842 | 10,826 | 23,794 |
| Total Households | 1,919 | 4,152 | 10,242 |
| Avg Household Size | 2.5 | 2.5 | 2.5 |
| Avg Household Income | \$79,110 | \$72,797 | \$76,194 |

EDUCATIONAL ATTAINMENT

Highest level of education among people aged 25 years and older as 80% more or less than Alaska at large.

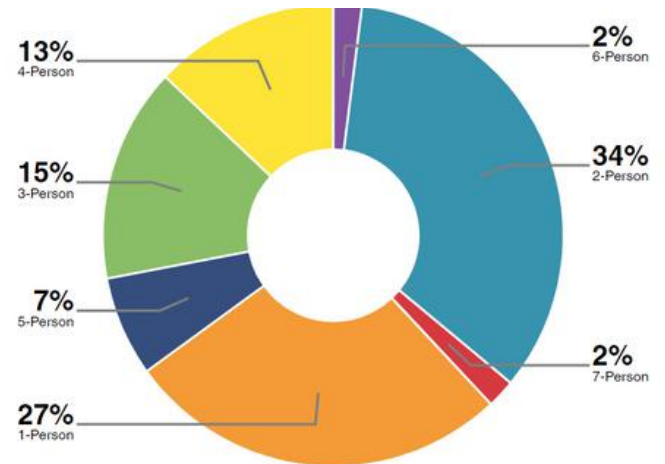


ECONOMIC INDICATORS

5.9% Kenai Unemployment Rate

3.9% U.S. Unemployment Rate

HOUSEHOLDS



Kenai
2,870

State: Alaska 324,434



Average Household Size

LOCATION OVERVIEW



HIGHWAY ACCESS

Sterling Highway (Alaska Route 1): The Sterling Highway is the primary route connecting Kenai to other communities on the Kenai Peninsula and the rest of Alaska. It runs east-west, traversing the peninsula from Homer to its junction with the Seward Highway near Tern Lake. From there, it continues northward toward Anchorage. The Sterling Highway offers scenic views of the peninsula's landscapes and coastal areas.

Kalifornsky Beach Road (K-Beach Road): This road parallels the western shore of Cook Inlet and serves as a major thoroughfare in the Kenai area. It connects the city of Kenai with neighboring communities such as Soldotna and Kasilof. Kalifornsky Beach Road provides access to residential areas, businesses, and recreational areas along the coast.

Kenai Spur Highway: The Kenai Spur Highway branches off from the Sterling Highway in Soldotna and runs northward to Kenai. It serves as a vital transportation corridor connecting the two cities and provides access to residential neighborhoods, commercial areas, and recreational facilities.

Bridge Access Road: This road connects Kenai to the neighboring city of Soldotna via the Warren Ames Bridge, which spans the Kenai River. Bridge Access Road provides a direct route between the two communities and offers scenic views of the river and surrounding wetlands.



AIRPORT PROXIMITY

Kenai Municipal Airport (ENA): Located in Kenai itself, the Kenai Municipal Airport is a small regional airport offering scheduled passenger service as well as general aviation facilities. It has one asphalt runway and serves as a hub for air travel to and from Kenai and the surrounding area. The airport provides connections to destinations within Alaska, including Anchorage and other communities on the Kenai Peninsula.

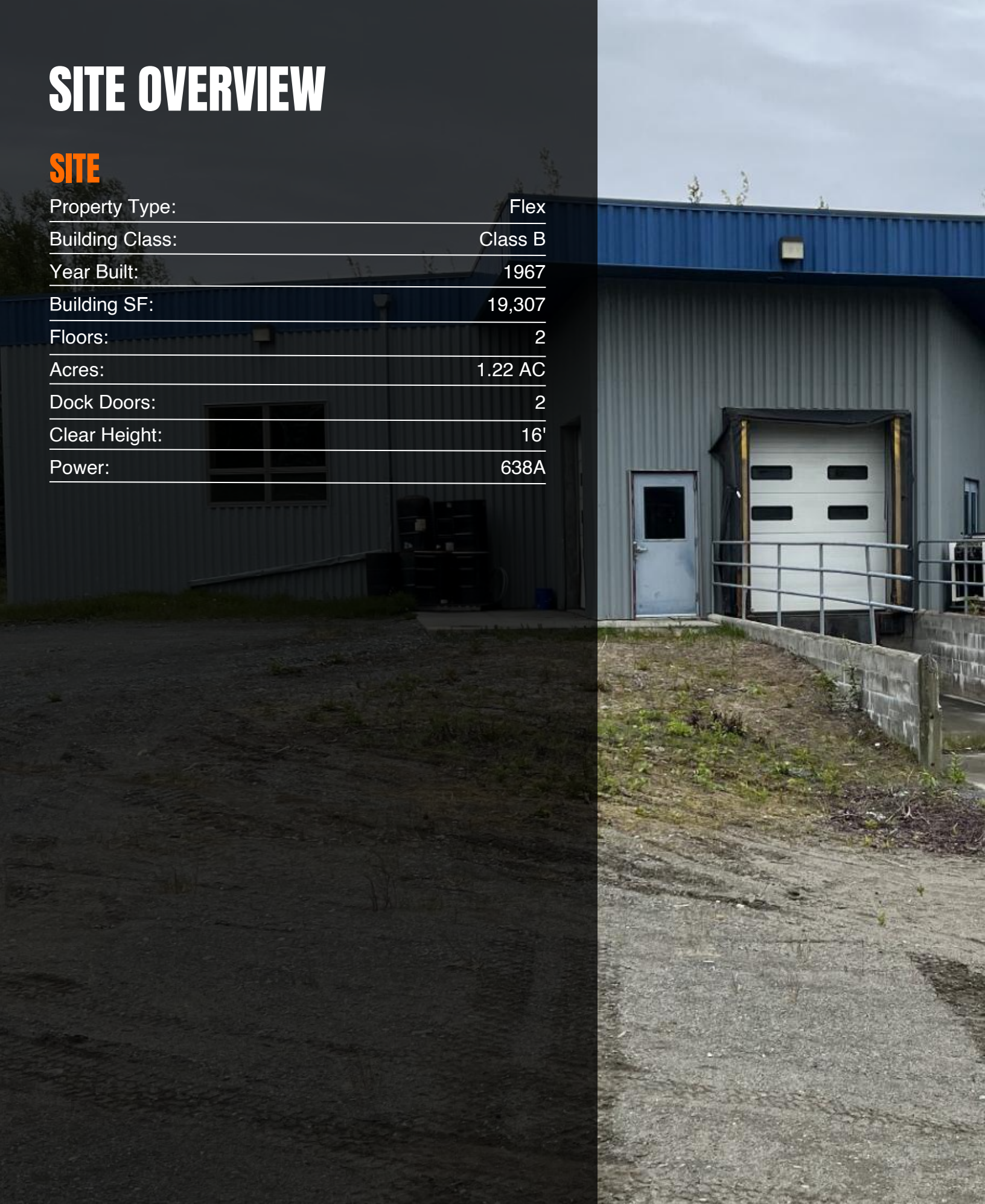
Soldotna Airport (SXQ): Situated approximately 10 miles northwest of Kenai in the neighboring city of Soldotna. This small airport primarily serves general aviation and charter flights and does not offer scheduled passenger service. However, it provides additional aviation infrastructure for the region and accommodates private and recreational aircraft.

Ted Stevens Anchorage International Airport (ANC): Ted Stevens Anchorage International Airport, approximately 160 miles northwest of Kenai in Anchorage, Alaska's largest city, is the closest major airport serving the region. As the largest airport in Alaska, ANC offers a wide range of domestic and international flights, connecting travelers to destinations throughout Alaska, the US, and beyond. From Anchorage, travelers can access Kenai via ground transportation or regional air carriers.

SITE OVERVIEW

SITE

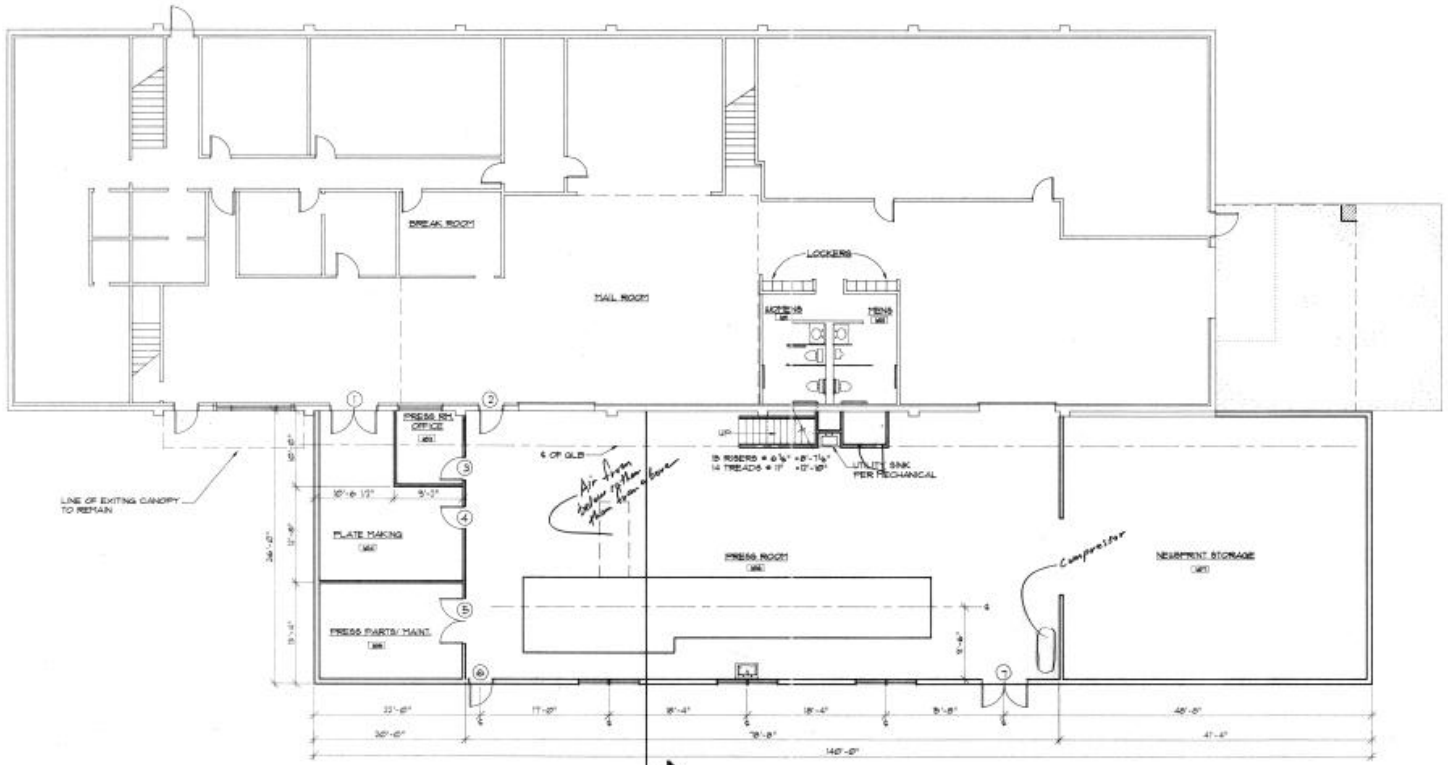
| | |
|-----------------|---------|
| Property Type: | Flex |
| Building Class: | Class B |
| Year Built: | 1967 |
| Building SF: | 19,307 |
| Floors: | 2 |
| Acres: | 1.22 AC |
| Dock Doors: | 2 |
| Clear Height: | 16' |
| Power: | 638A |



PARCEL MAP

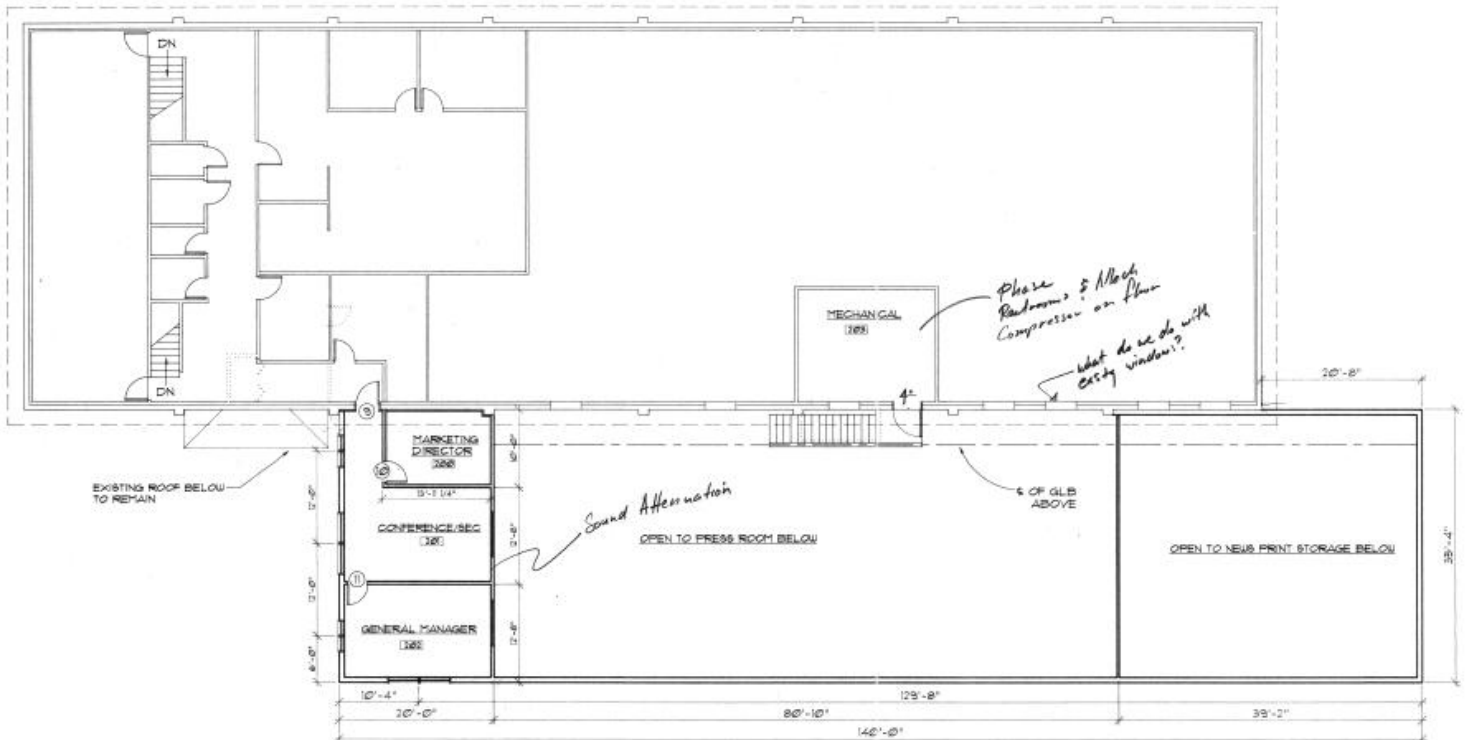


FLOOR PLANS



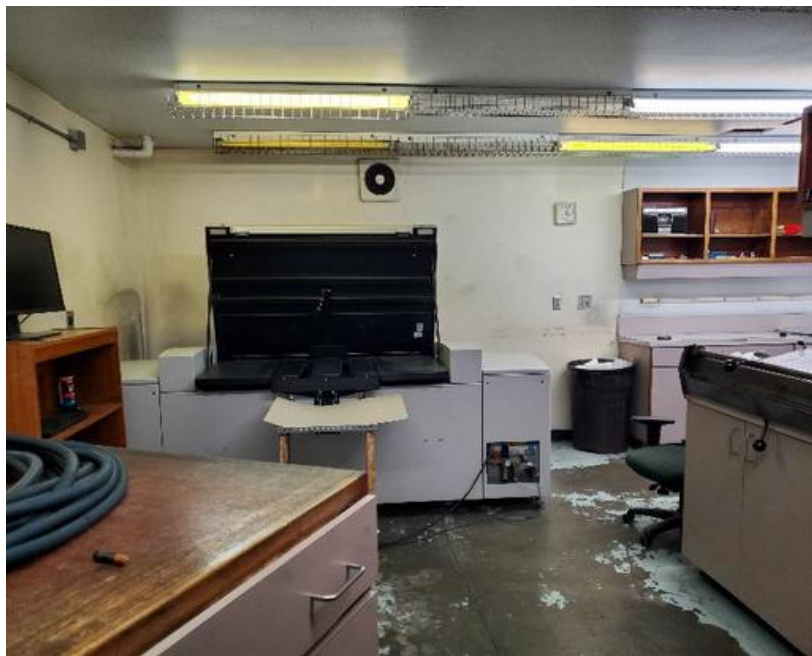
FIRST LEVEL FLOOR PLAN
SCALE: 1/8" = 1'-0"

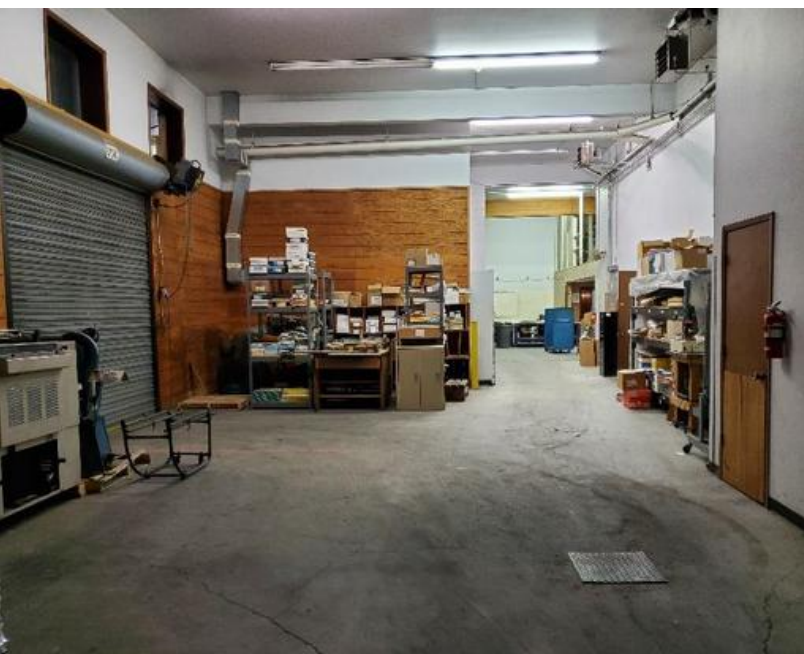
REFERENCE NORTH



SECOND LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"

REFERENCE NORTH









5X TOP SALES
POWER
BROKER

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2019 2020 2021
2022 2023

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