

## **3609 N. Gunflint Trail, Wasilla Ak. (Visnaw Lake)**

2016 Built commercial grade hangar home. Approximately 5 acres and 200 feet of shoreline on Visnaw lake. Huge year round dock to accommodate 4 aircraft with ample shore parking as well. The property was used as a fully functional seaplane operation and commercial floatplane base (T66). Ample room to expand, sub-divide or build a second residence. Single pilot 135 Certificate available with sale.

- 60'x72' Commercial grade building. Over engineered to support 150% of load requirements and to accommodate a 2-ton+ electric hoist/track system. 60'x60' working hangar area. 17'6" interior height. "Higher Power", 1 piece hangar door. 54'x15'8" open door clearance. Compressed air with multiple hookups throughout. Natural lighting/windows surrounding the hangar. Additional 8'x12' Garage door.
- Huge 15'6"x60' covered car port
- 12'6"x60' living quarters, 1 bed, 1 bath, full kitchen and dining room. 12'x60' loft area with elevator access available for storage or extra living space.
- Infloor heat (2 Zones) w/electric back up.
- 100,000 BTU wood stove.
- Much of the exterior space surrounding the building is asphalt along with a 50' asphalt apron with embedded tie downs. A 25' asphalt driveway/boat ramp that opens up to 45' at the waters edge allowing aircraft to be safely moved to and from the hangar.
- All D1 grade quality parking areas and driveways with french drain/underground drainage.
- RV electrical hookups
- Power and well water are located dockside.
- Power located to a roughed in pad for future boathouse or fuel farm near the waters edge.
- Full Security system. Numerous interior and exterior cameras. Motion, water, CO2, glass, and smoke detectors. 2 screens w/police panic button.