

Address: 35429 Kenai Spur Highway



Listing #	23-3100	Status	Active
Near	Soldotna	Price-List	\$ 3,300,000
Zip Code	99669	Type	Business Opportunity
Business Name	The Fitness Place	Building Name	
Business Includes	Land & Building	Construction Status	Existing Structure

Area: 330 - Soldotna
Legal: Aspen Flats Replat L2-3 L3A
Zoning: C - Commercial
Tax ID: 05913022

SF-Bldg	28,612	SF-Lot	95,396	Floors - # of	1
Prkg Spcs		Minimum EM Deposit \$	35,000	Tax ID	05913022
Grid # (Muni Anch)	N/A	Tax Map #-Mat-Su	N/A	Taxes (Estimated)	\$ 10,603.14
Tax Year	2022	Acres	2.19	Year Built	1977

Remote Description

Directions: Soldotna

Public Remarks: The largest gym in Kenai, "The Fitness Place" is now available for sale and includes the building with 3 additional retail spaces that are fully leased for additional revenue. The Fitness Place occupies approximately 18,000 sf of lease space, offering indoor track, locker rooms, showers, tanning beds, sauna, treadmills, stair climbers, weights, stationary bikes, and fitness classes.

Business Type: Recreation; Retail; Other; Shopping Center	Exterior Finish: Masonry; Wood	New Finance (Terms): Cash; Conventional; Owner Finance
Building Info: Building Status: Leased	Roof Type: Rolled/Hot Mop	Access: Maintained; Paved; Dedicated Road
Heat Type: Baseboard; Forced Air	Foundation: Poured Concrete	Sewer: Public Sewer
Fuel Type: Natural Gas		Water: Public
Construction Type: Wood Frame		Docs Avl for Review: As-Built; Lease; P & L; Package Available

Features-Commercial: On-Site Parking; Restroom(s)-Private

Agent Days On Market 85

LO: RE/MAX Dynamic Properties(907) 865-4700

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