

THE SITKA HOTEL & RESTAURANT
REPRESENTED BY MOSSY OAK PROPERTIES OF ALASKA, LLC



www.sitkahotel.com

The Sitka Hotel & Restaurant is a completely renovated property located in the growing tourist destination of Sitka, Alaska. Less than a two-hour flight from Seattle, the majestic city of Sitka enjoys a temperate climate, a rich history dating back to 1799, and an unrivaled natural beauty.

The Sitka Hotel was originally opened in 1939 and enjoyed many decades of financial success. Having fallen into disrepair, the current owner purchased the property in 2015 and completely renovated it. After a year of construction and three years of increasing income and profits, the hotel is now in prime condition and ready for purchase by a hotel/restaurant investment group, boutique chain, or owner/operator.

- Sitka Hotel Restaurant is one of the finest places to eat in all Southeast Alaska;
- 44 total rooms located in the heart of downtown is most ideal for tourist travel;
- 16 rooms include kitchenettes for destination travelers, sports fishermen, and business travelers during the off season;
- 8 rooms include full kitchens for month-to-month rentals that help serve a community with a historically prevalent housing shortage;
- The penthouse suite offers remarkable views and privacy for executive travelers.

Location – Downtown Sitka is the prime location for business and tourist travel.

Parking – The Sitka Hotel is conveniently located next to ample public parking, a distinct competitive advantage that rivals cannot offer.

Year Around Revenue – The integration of suites, kitchens, and kitchenettes offers a unique hedge for off-season revenue. Sitka is a regional hub for medical care, military air travel, and commercial fishing.

Barriers to Entry – There are no viable locations remaining for competitors to locate a similar property in Sitka.

Growth – Sitka is a growing location for destination travelers offering a unique visitor experience that other Southeast Alaska communities cannot match.

\$2,950,000 – Asking price

Seller Financing – A cash sale is preferred but the Seller has no debt on the property and would entertain financing the sale for well qualified buyers with substantial down payment.

Trade – Seller is an aviation and luxury yacht enthusiast. Would consider trading the property for a jet or yacht of similar value. Seller would also consider trade for a Montana ranch or Colorado property.

Potential buyers are welcome to receive further details about this business by signing my, required, Non-Disclosure Agreement.

I thank you for your interest regarding this opportunity and cordially invite you to consider owning the finest hotel and restaurant property in Sitka.

Brad Baker, Owner/Agent

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