

1908 N Pittman Rd, Wasilla, Alaska 99654

Investment Property Overview

Turnkey Luxury Triplex Investment / Lake Access / STR Allowed / Built 2023

Located in the highly desirable Meadow Lakes area of Wasilla, Alaska, this newly constructed income-producing triplex offers investors a rare combination of strong rental income, low-maintenance modern construction, lifestyle-driven Alaska appeal, and short-term rental flexibility.

Asking Price

\$1,350,000

Current Rental Income

Unit 1: \$2,900/month

Unit 2: \$2,900/month

Unit 3: \$2,800/month

Total Gross Monthly Income: \$8,600/month

Gross Annual Income: \$103,200/year

Operating Advantages

- Tenants pay electric and gas utilities
- Separate electric meters and electrical panels for each unit
- Well water system (no municipal water bill)
- Lower owner operating expenses due to tenant-paid utilities

Average Electric Costs (tenant-paid):

October–March: approximately \$300/month

April–September: approximately \$50/month

Estimated Annual Expenses

Property Taxes (2025): approximately \$13,500

Insurance (2025): approximately \$2,004

Property Details

- Built in 2023
 - Modern construction and finishes
 - Reduced maintenance concerns
 - Energy-efficient newer build
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Unit Configuration

Each of the three units includes:

- 3 Bedrooms
 - 2 Full Bathrooms
 - 1 Half Bathroom
 - Large primary/master bedroom
 - In-unit washer & dryer
 - Private 2-car garage
 - Separate private entrance
 - Private balcony
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Occupancy Status

- Fully occupied
 - Stable, respectful tenants
 - Fixed lease agreements currently in place
 - Immediate cash-flow opportunity for incoming ownership
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Short-Term Rental Potential

- STR / vacation rentals allowed
 - No HOA restrictions
 - Flexible use potential for Airbnb, VRBO, executive housing, or owner occupancy
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Alaska Lifestyle & Recreational Appeal

Situated along portions of Cloudy Lake, the property offers year-round recreational enjoyment directly from the backyard.

Lake activities include:

- Fishing
 - Kayaking
 - Paddle boarding
 - Swimming
 - Winter skating when frozen
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Exceptional Natural Setting

- Northern lights visible October–April
 - Frequent moose sightings and grazing
 - Eagles, osprey, waterfowl, and sandhill cranes inhabit the lake area
 - Babbling brook running through the property
 - Peaceful nature immersion setting
 - Lake visible from all units
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Parking & Flexibility

- RV parking available
 - Trailer parking available
 - No HOA limitations
 - Owner-occupy potential available once a lease concludes
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Nearby Amenities & Attractions

- Elementary school within approximately 1 mile
 - Meadow Lakes Elementary playground and soccer fields approximately 0.5 miles away
 - Beverly Lake Park approximately 3 miles away
 - Three Bears grocery store approximately 3 miles away
 - Fire department nearby
 - Safe residential neighborhood setting
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Regional Destination Appeal

- Approximately 3.5 hours (~208 miles) from Denali National Park entrance
 - Approximately 40 minutes from the ceremonial start area of the Iditarod Trail Sled Dog Race
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Investment Highlights

Ideal for:

- Long-term investors
- Airbnb/STR investors
- House hackers
- Executive housing operators
- Alaska relocation buyers
- Traveling professional housing

Rare combination of strong income generation, lake access, wildlife, recreation, and modern construction.