

BUYERS INFORMATION GUIDE

MOUNTAIN LIVING COMMERCIAL OPPORTUNITY LIFE IN THE YUKON



Featured

228A ALASKA HIGHWAY
HAINES JUNCTION, YUKON

List Price \$700,000

WHAT YOU'LL DISCOVER

This guide has been prepared to provide a complete understanding of not only the property itself, but the opportunity it represents.

What you'll discover:

PROPERTY OVERVIEW

A summarized look at the home, shop, land, infrastructure, and the improvements that make this property move-in and business-ready.

THE PROPERTY

Detailed information about the buildings, systems, recent renovations, utilities, gardens, shop, and outdoor improvements.

INVESTMENT OPPORTUNITY

Why this property is uniquely positioned for entrepreneurs, home-based businesses, tourism, trades, agriculture, and future commercial growth.

HAINES JUNCTION

An introduction to the community, its services, economy, schools, accessibility, and why it continues to attract both residents and visitors

KLUANE NATIONAL PARK

The significance of one of Canada's premier national parks, its international recognition, tourism, recreation, and how its location contributes to the property's long-term appeal.

GALLERY

A visual tour showcasing the property

CONTACT INFORMATION

Contact to arrange a private viewing.

OVERVIEW

228A ALASKA HIGHWAY, HAINES JUNCTION, YUKON

228A Alaska Highway offers a rare combination of residential comfort, commercial flexibility, and practical infrastructure in one of the Yukon's most recognizable locations. Situated on nearly two acres just minutes from the entrance to Kluane National Park, the property includes an extensively updated home, a heated 40' × 60' shop, mixed commercial zoning (CM Zoning), and significant infrastructure improvements already in place.

Recent upgrades—including a new septic system, private well, renovated bathrooms, extensive plumbing and electrical improvements, in-floor heating, and a kitchen currently undergoing renovation—allow buyers to focus on enjoying or growing the property rather than undertaking major capital projects.

Outside, the property has been thoughtfully developed with established gardens, greenhouse infrastructure, equipment storage, and open, usable land that supports a wide range of residential, commercial, agricultural, or recreational uses. Combined with panoramic mountain views and immediate access to Haines Junction and Kluane National Park, this is a property designed to offer both exceptional quality of life and long-term versatility.

“

A Property Built for More Than One Purpose.

”

THE PROPERTY

228A ALASKA HIGHWAY, HAINES JUNCTION, YUKON

Specifications:

Commercial / Residential Zoned

Approximately 2 Acres

Private Well

New Septic System (2023)

20 x 25 bountiful garden. Past harvests include; over 400lbs of potatoes and great success with carrots, beets, beans, tomatoes & dill.

24 x 24 Lean-to with metal shed roofing, equipped with water and heat for easy livestock feeding.

25' X 50' Equipment Pad for future coverall.

Greenhouse Pad with Beams - Power & water roughed in and ready for greenhouse construction.

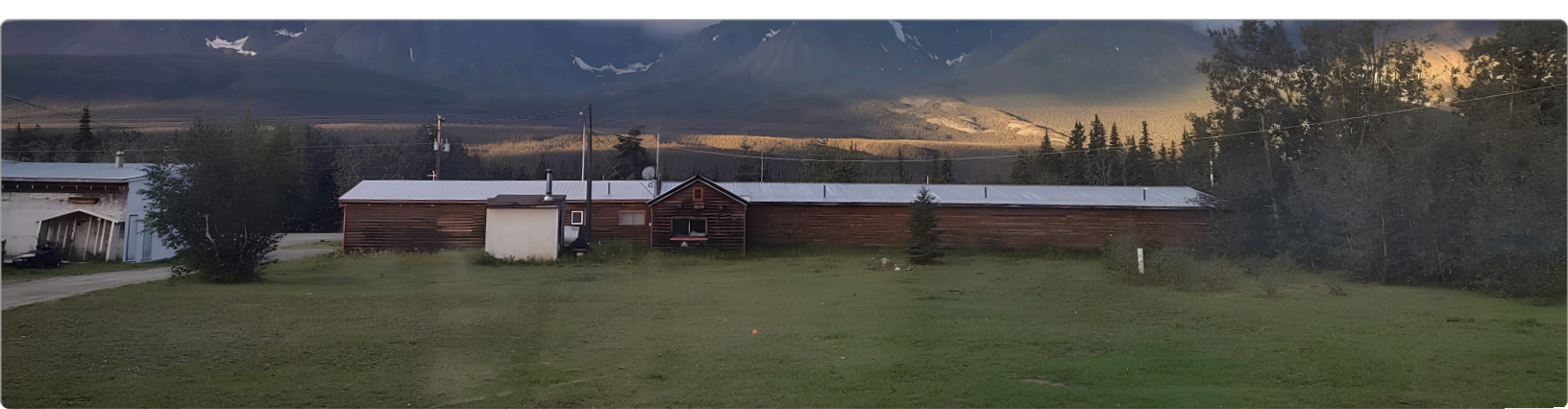
1800 Sq Ft Shop.

Fully renovated and functional office space.

16'X32' Middle bay w/ Metal Cladding wall and Cement Floor.

16'X12' Tool Room

16'X52' End Bay with cement floor cold storage



THE PROPERTY

CONTINUED...

The House

1,900 sq ft Home

1,800 sq ft Shop

2 Bedrooms

2 Fully Renovated Bathrooms

In-Floor Heating Throughout Home & Garage

Modern Infrastructure Upgrades

Wood & Oil Boiler Heating

2 New Menne exterior fiber glass doors.

4 point locking system at entrances

Touch pad cloud based fingerprint software entry at the wood
room entrance

Upgrades

Extensive Kitchen Renovations - Underway

Apex food grade water lines throughout the house.

Electrical

Septic- 2023- closed permit

Water well - 2019 with sanitizer and carbon filter. Featuring Ph
balanced water. Excellent for drinking laundry and showers

Dual heating - wood and oil boiler. The in floor heating
throughout the house & and garage is incredibly warm in -50°C
and comfortably cool in the summer

Aluminum fascia, gutters and snow fence

Exterior treated plywood overlaid with blueskin foundation
protectant with 2" of rigid insulation added (R30)



A Rare Combination

Finding a property that combines residential comfort, commercial flexibility, updated infrastructure, workshop space, and one of the Yukon's most spectacular mountain settings is exceptionally rare. 228A Alaska Highway brings all of these elements together on one property, creating opportunities for homeowners, entrepreneurs, hobbyists, and those seeking a quieter lifestyle surrounded by nature.

INVESTMENT OPPORTUNITY

228A ALASKA HIGHWAY, HAINES JUNCTION, YUKON

A Property Designed for Opportunity

228A Alaska Highway combines residential comfort, commercial zoning, and functional infrastructure on approximately two acres at the gateway to Kluane National Park. Whether your objective is to start a business or expand an existing operation the groundwork has already been established.

Haines Junction continues to support sustainable economic growth, with tourism, trades, recreation, food production, arts, and home-based businesses identified as key priorities for the community's future.

Located on the Alaska Highway at the junction of the Haines Highway, the community serves as the primary gateway to Kluane National Park and benefits from consistent year-round traffic from residents, visitors, and commercial travellers.

“

Own one of the most versatile commercial-residential properties at the gateway to one of Canada's premier national parks.

”

INVESTMENT OPPORTUNITY

CONTINUED...

Well suited for;

General Contractors & Trades
Heavy Equipment & Excavation
Mechanical or Welding Shops
Equipment & Vehicle Storage
Home-Based Professional Offices
Tourism & Outdoor Adventure Businesses
Guided Tour Operations
Equipment Rental
Artisan & Maker Workshops
Market Gardening & Greenhouse Production
Property Maintenance & Snow Removal Services
Small Distribution or Service-Based Businesses

Why it makes sense;

Rather than purchasing vacant commercial land and building infrastructure over time, this property provides an established residence, functional commercial space, modern utility upgrades, and flexible outdoor infrastructure in a single offering. The result is a property capable of supporting both lifestyle and business objectives from day one while providing flexibility for future growth.

HAINES JUNCTION

& Kluane National Park

Own one of the few residential/commercial properties at the gateway to one of Canada's most significant national parks.

Haines Junction

Haines Junction is an incorporated Village located in southwest Yukon at the intersection of the Alaska Highway and Haines Highway, approximately 155 km (1.5–2 hours) west of Whitehorse. Supporting approximately 1,000 residents with it's regional service population, depending on the season.

Haines Junction serves as the gateway community to Kluane National Park. Almost everyone travelling to the park passes through Haines Junction. It also sits on one of Canada's most travelled northern highways, and access to the highway is only 300 ft from the property.

The Community plan identifies future growth priorities such as; Tourism, housing, home-based businesses, commercial development, arts & culture, recreation, food security and sustainable economic development.

“

Haines Junction is the kind of community where the kids ride ski-doo's and motor biked to school! Horses too, if only there was somewhere to hitch them!

”

HAINES JUNCTION

CONTINUED...

Education

Kindergarten through Grade 12 at St. Elias Community School

Approximately 150 students

Yukon University Community Campus

Adult education

Trades programs

Indigenous education partnerships

Lifestyle

Residents choose Haines Junction because it offers:

- Small-town safety
- Strong community relationships
- Access to world-class wilderness
- Hunting
- Fishing
- Hiking
- Skiing
- Snowmobiling
- Wildlife viewing
- Northern Lights
- Outdoor recreation year-round

The Village has invested heavily in recreation planning because outdoor lifestyle is central to the community's identity.

HAINES JUNCTION

CONTINUED...

Healthcare

Haines junction is also the home of a Versatile, skilled and relatively well equipped health unit with easy access to emergency services. Offerign a walk in / out patient clinic for primary care including dispensing specific medications and 24-hour emergency services including ambulance services.

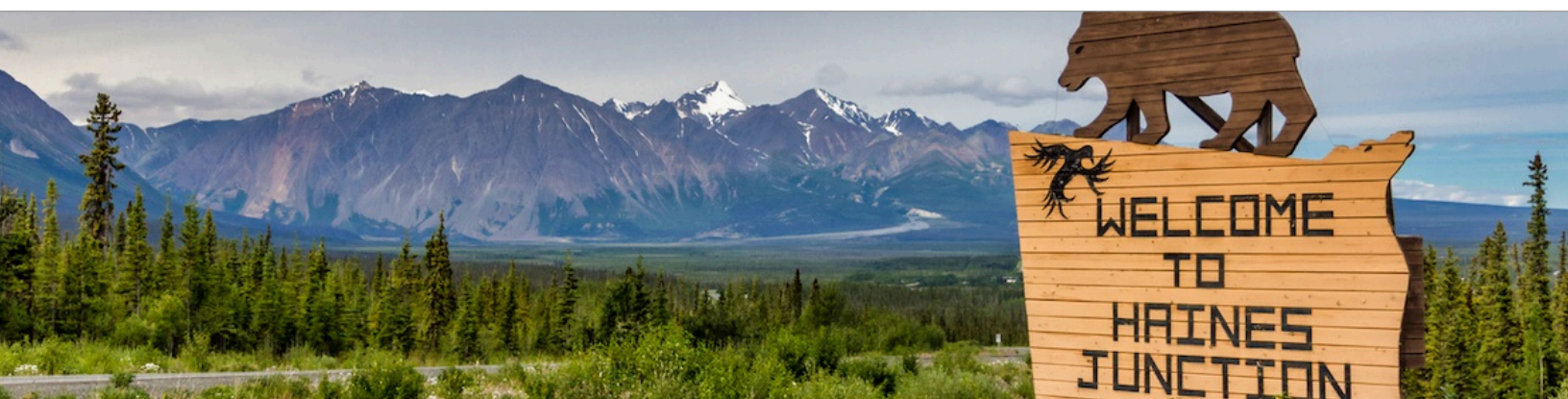
Community Health Program

Includes:

- Maternal
- Well Woman
- School Health
- Chronic disease follow-up
- Immunization
- Adult Health & Communicable Disease
- Geriatric home visits
- Health Education and Promotion
- Treatment programs with Doctor Clinics and referrals



[VISIT THE VILLIAGE OF HAINES JUNCTION WEBSITE](#)



KLUANE NATIONAL PARK

THIS IS ONE OF CANADA'S MOST REMARKABLE NATIONAL PARKS.

Haines Junction serves as the gateway community to Kluane National Park. Almost everyone travelling to the park passes through Haines Junction.

It is a UNESCO World Heritage Site and protects over 22,000 square kilometres of wilderness.

- Canada's highest mountain (Mount Logan)
- The world's largest non-polar icefields
- Massive glaciers
- Alpine lakes
- Boreal forests
- Dall sheep
- Grizzly bears
- Black bears
- Wolves
- Moose
- Caribou
- Bald eagles

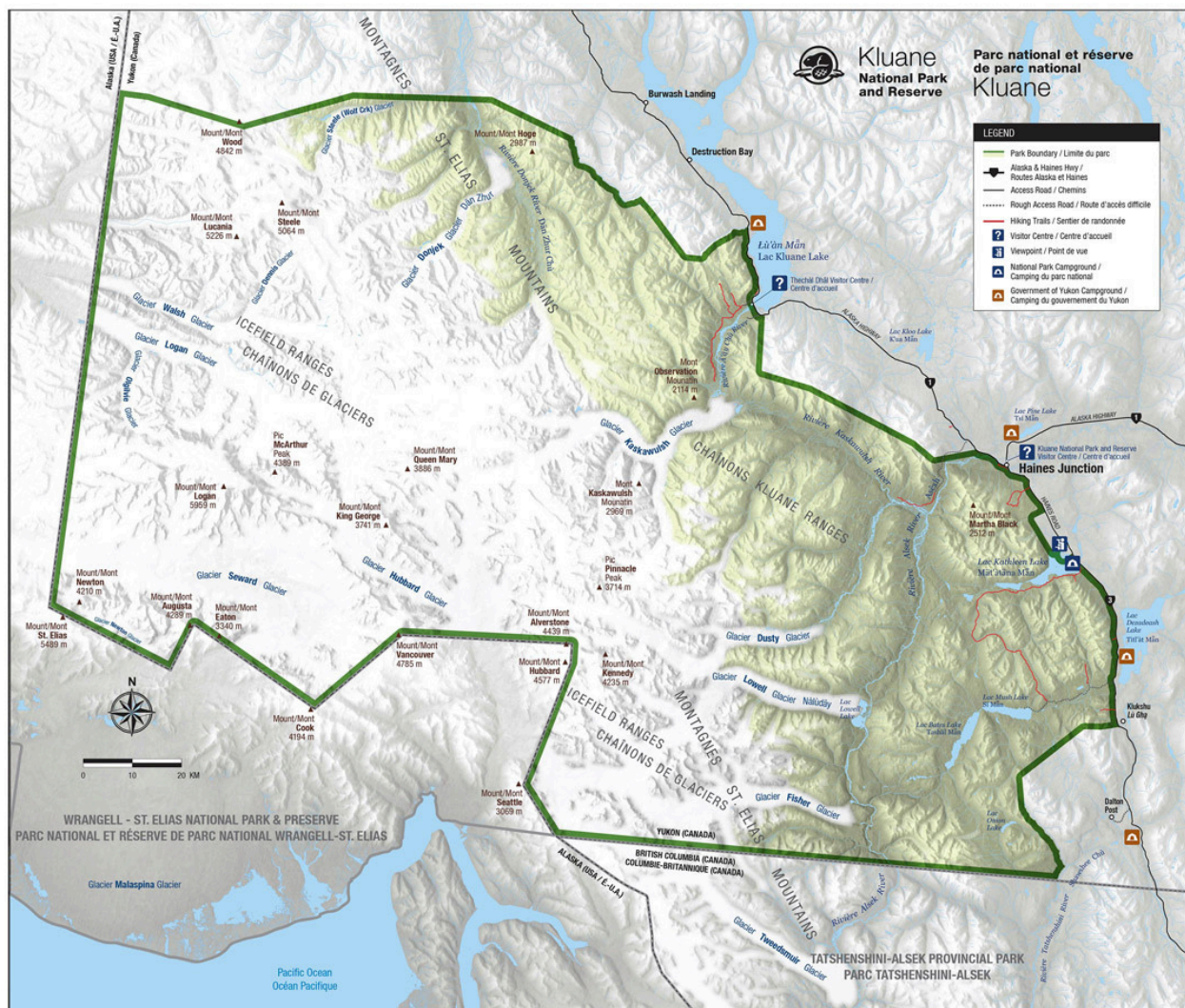
The park is internationally recognized for hiking, rafting, flightseeing, mountaineering, photography and wilderness experiences.



KLUANE NATIONAL PARK

CONTINUED...

Kluane attracts tens of thousands of visitors each year, with attendance tracked annually by Parks Canada. Most visitors access the park via Haines Junction, making the community the primary base for accommodations, dining, supplies, fuel, guiding services and visitor experiences.



[VISIT KLUANE NATIONAL PARK ON THE PARKS CANADA WEBSITE](https://www.parks.ca.gov/index.do?c=1&cid=3277)

GALLERY

228A ALASKA HIGHWAY, HAINES JUNCTION, YUKON



Galaxy S23+

Galaxy S23+



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THANK YOU!

CONTACT INFORMATION

DO YOU STILL HAVE QUESTIONS?

SEND US AN EMAIL OR GIVE US A CALL TO
DISCUSS FURTHER DETAILS.

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