

OFFERED FOR SALE
SSS COMMERCIAL REAL ESTATE

Caswell Services

21766 E Caswell Lake Road Willow, AK 99688

BUSINESS OPPORTUNITY

Step into a proven turnkey business with more than 150 long-term clients, ongoing project work, and a strong local reputation. The sale includes essential equipment, intellectual property, and a fully equipped shop on 7 usable acres, offering a rare opportunity to acquire an established operation with the groundwork already in place.



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Anchorage | Mat-Su | Statewide

Disclaimer

SSS Commercial Real Estate

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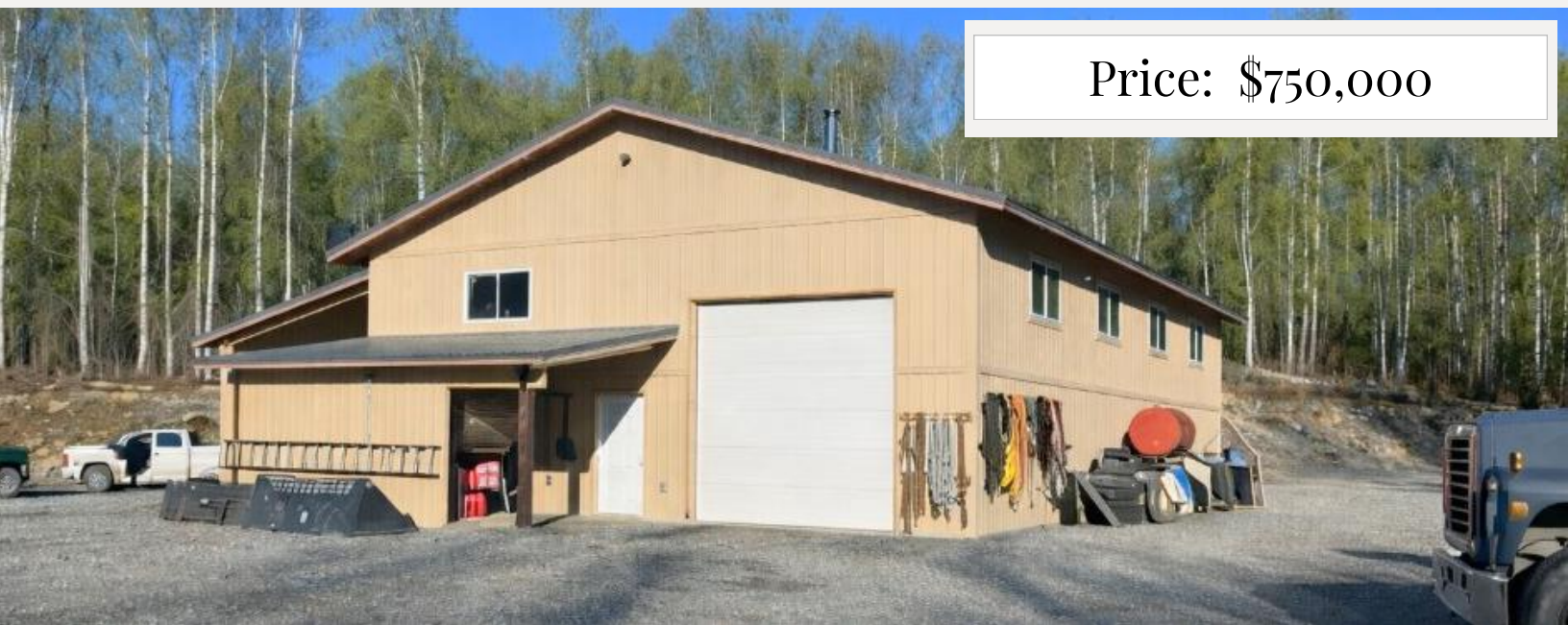
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Property Overview

Caswell Services

A Turnkey Business Built for Alaska

**21766 E. Caswell Lake Road, Willow, Alaska
99688**

Caswell Services has been serving Willow and the surrounding area for more than 25 years, building a strong reputation for dependable work and long-term customer relationships. This is a rare chance to step into a well-established operation with the foundation already in place.

The business specializes in septic systems, road and driveway construction, retaining walls, custom fire rings, and winter snow plowing and sanding. With approx. 150 year-round clients and additional special project work, the business maintains a steady and dependable year-round workload.

The sale includes essential equipment, inventory, intellectual property, and a well-equipped shop situated on 7 usable acres. The shop features three drive-in and drive-through overhead doors, a loft for added storage, and an open workspace for maintenance and operations.

Why This Opportunity Stands Out

- Over 25 years in business
- Approx. 150 full-time clients
- Ongoing special project income
- Equipment and inventory included
- 7-acre property with functional shop
- Transitional training may be available



Price: \$750,000

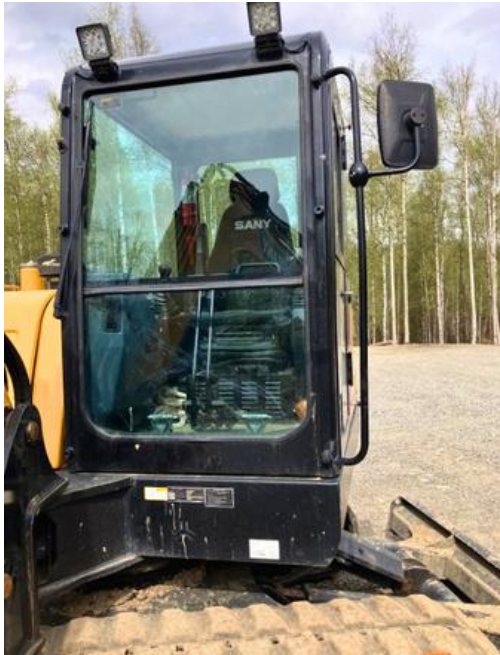
Caswell Services Equipment List
As of 5/28/2026

SSS Commercial Real Estate

1	1995 Ford F350	\$ 6,000
2	2015 3500 Dodge Ram	\$ 25,000
3	2019 3500 Dodge Ram	\$ 37,000
4	1980 Ford 8000 Single Axle Dump Truck	\$ 8,000
5	1997 4900 International Dump	\$ 15,000
6	2017 Bobcat 590	\$ 45,000
7	2020 Bobcat 595	\$ 35,000
8	2020 Bobcat T76	\$ 60,000
9	2004 Econoline Tilt Trailer (FB) Deckover	\$ 3,500
10	2004 Towmaster Trailer (FB) 12,000 lbs	\$ 6,000
11	2004 Towmaster Trailer (FB) 14,000 lbs	\$ 6,000
12	2021 Towmaster Trailer (FB) 14,000 lbs/with flat deck	\$ 8,000
13	Custom - 7'6" Bobcat Snowplow	\$ 2,000
14	Custom - 8'6" Bobcat Snowplow	\$ 3,500
15	2013 - 8-10' Blizzard Power Plow	\$ 5,500
16	2019 - 8'6" Power Plow Snowex Plow	\$ 8,000
17	2021 - Snowplow, Muni, 12'x42"	\$ 10,000
18	2025 - Bobcat 108" HD Snow Blade, SN# AV2701193 (BCP) 266708-7207863)	\$ 6,500
19	2014 - Bobcat Snow Blower – SB200	\$ 4,500
20	2001 - 66" Bobcat Material Bucket/Tooth Edge	\$ 1,000
21	2015 - 74" Rock Bucket – Bobcat	\$ 3,500
22	2024 - 92" Light Materials Bucket (CTE) 279028-7279104	\$ 3,100
23	74" - Grapplers – Bucket	\$ 3,000
24	2006 - 66" Grapplers – Brush	\$ 3,000
25	4' 2500 lb Forks	\$ 1,000
26	4' 2500 lb Forks	\$ 1,000
27	2004 - 48" Vibratory Roller	\$ 4,500
28	2012 - Cross-Tech Rotary Brush Cutter (Brush Wolf)	\$ 5,000
29	2011 - Quick-Away Stump Grinder	\$ 3,500
30	2011 - Wacker Plate Compactor	\$ 1,000
31	2011 - Wacker BS-50 Rammer Jumping Jack	\$ 1,000
32	2015 - Blizzard Portable Sander	\$ 3,000
33	2021- Sany SY60c Excavator	\$ 75,000

Total Equipment: \$405,100

Please note that the inventory list provided is a general overview and is subject to change in the ordinary course of business operations. During the due diligence period, the owner will provide any updates or revisions to the inventory as needed.

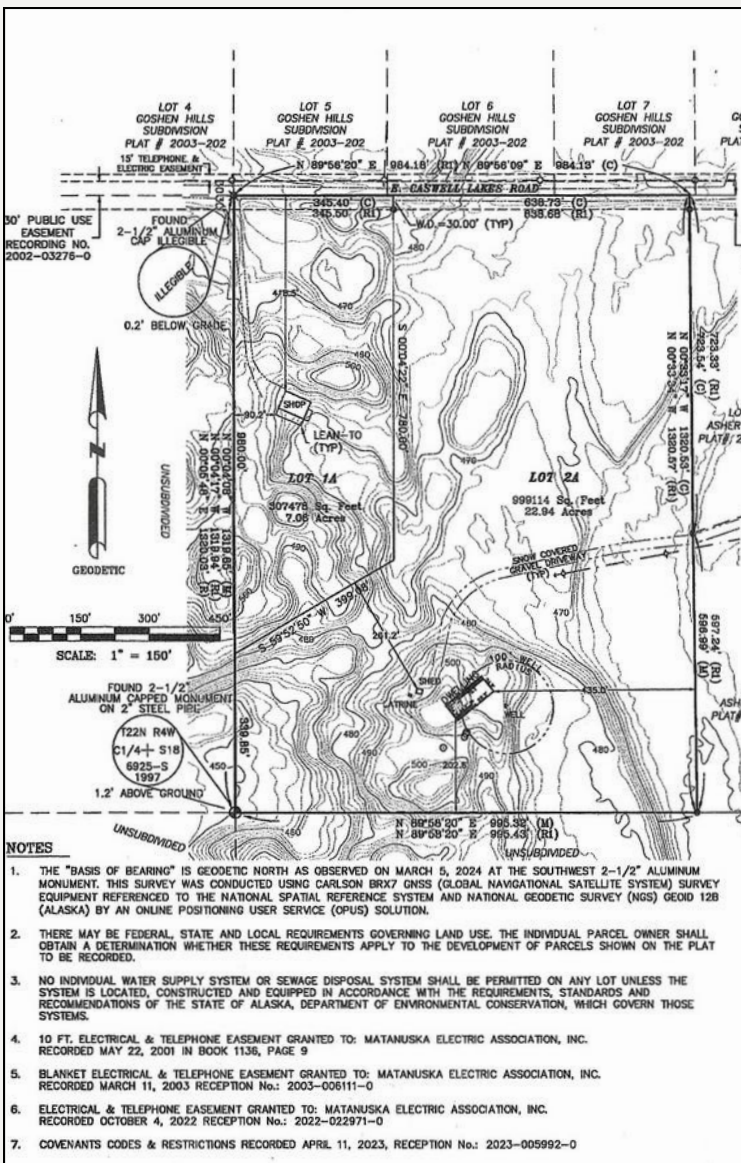








Plat Map



PLANNING & LAND USE DIRECTOR'S CERTIFICATE

I CERTIFY THAT THIS SUBDIVISION PLAN HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA - SUSITNA BOROUGH, AND THAT THE PLAT HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY

PLAT RESOLUTION NO. _____

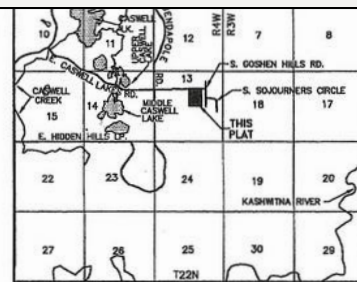
DATED _____ AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE RECORDER IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, IN WHICH THIS PLAT IS LOCATED.

PLANNING AND LAND USE DIRECTOR DATE _____

ATTEST: _____ PLATTING CLERK

LEGEND

- FOUND MONUMENT AS NOTED
- FOUND PLASTIC CAP ON 6/8" REBAR AS NOTED
- (R) RECORD VALUE PER DENALI NORTH SURVEY (PLAT #2003-202)
- (R1) RECORD VALUE PER ASHER'S GATE (PLAT #2022-126)
- (M) MEASURED VALUE THIS SURVEY
- (C) COMPUTED VALUE THIS SURVEY
- SET 5/8"x30" REBAR WITH PLASTIC CAP (BULL MOOSE LS 184515)
- SEPTIC VENT
- ✓ POWER POLE
- ✓ GUY ANCHOR



VICINITY MAP: 1" = 1 MILE

CERTIFICATE OF OWNERSHIP AND DEDICATION

WE CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED IN THIS PLAN AND THAT WE ADOPT THIS PLAN OF SUBDIVISION BY OUR FREE CONSENT AND DEDICATE ALL RIGHTS OF WAY TO THE MATANUSKA-SUSITNA BOROUGH AND GRANT ALL EASEMENTS TO THE USE SHOWN.

ROBERT L. ZAVAS DATE _____
21766 E. CASWELL LAKES ROAD
WILLOW, AK 99688

LAURA JO ZAVAS DATE _____
21766 E. CASWELL LAKES ROAD
WILLOW, AK 99688

NOTARY ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN BEFORE ME
THIS _____ DAY OF _____

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES _____

PRELIMINARY

CERTIFICATE OF PAYMENT OF TAXES

I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS THROUGH _____, AGAINST THE PROPERTY INCLUDED IN THE SUBDIVISION OR RESUBDIVISION HEREON HAVE BEEN PAID.

DATE _____ BOROUGH TAX COLLECTION OFFICIAL

PRELIMINARY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THE TOPOGRAPHIC INFORMATION SHOWN ON THIS PRELIMINARY PLAT IS REPRESENTATIVE OF CURRENT CONDITIONS, AND THAT ALL DIMENSIONAL AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

OWEN THOMAS DICKS, P.L.S.
LS-184515 PROFESSIONAL LAND SURVEYOR

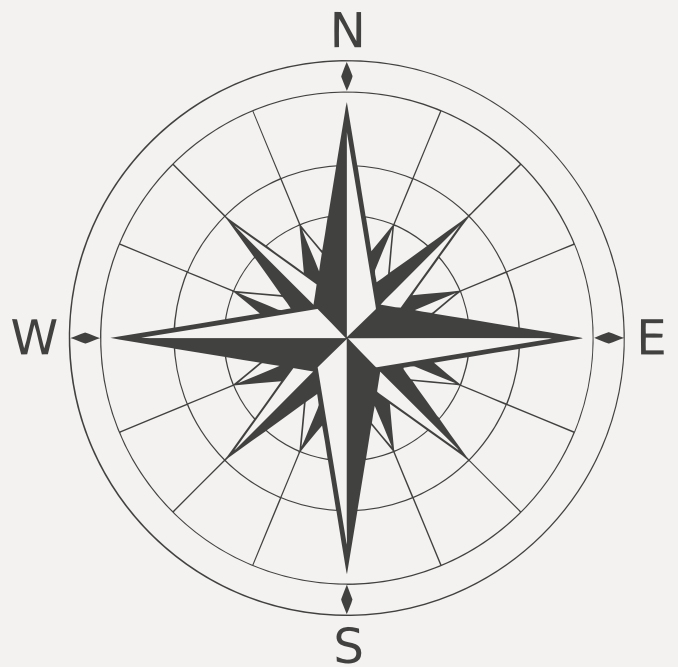
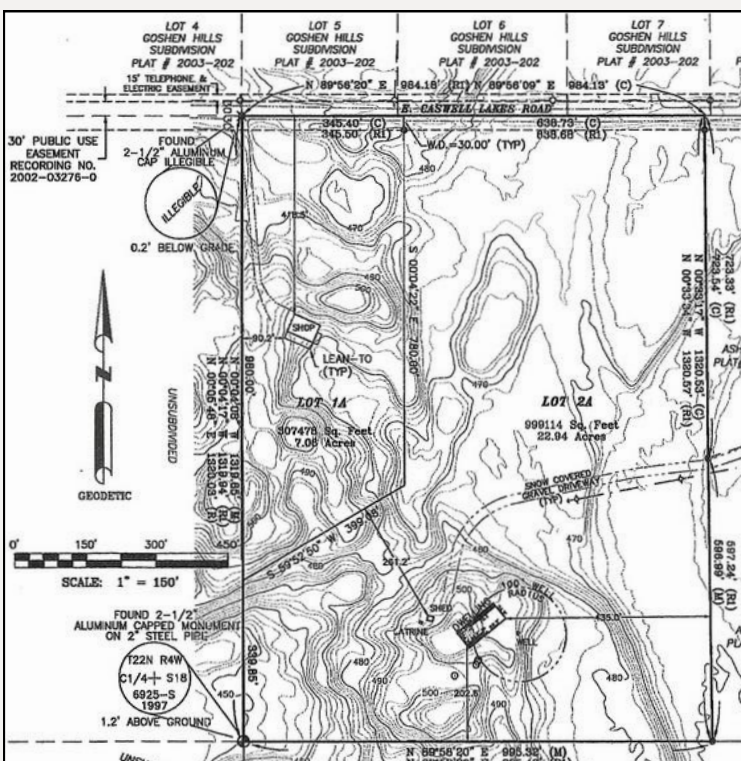


DATE _____

A PLAT OF
**ASHER'S GATE
ADDITION 1
LOTS 1A & 2A**
A REPLAT OF:
LOTS 1 & 2
ASHER'S GATE SUBDIVISION
PLAT #2022-126

LOCATED WITHIN:
SECTION 13, T22N R4W
SEWARD MERIDIAN, ALASKA
PALMER RECORDING DISTRICT
THIRD JUDICIAL DISTRICT
STATE OF ALASKA
CONTAINING 30.0 ACRES MORE OR LESS

BULL MOOSE SURVEYING LLC
LICENSE #200746
200 HYGRADE LANE OFFICE: (907) 357-6957
WASILLA, ALASKA 99654 office@bullmoosesurveying.com
DRAWN BY: EAM DRAWING SCALE: 1"=150'
DATE: 3/7/2024 SHEET 1 OF 1
CHECKED BY: TGC/OTD



CONFIDENTIALITY AND PREQUALIFICATION AGREEMENT

Business Name: _____

Date: _____

As a prospective purchaser, or a Broker for a prospective purchaser, I hereby acknowledge receipt of confidential information about the business described above. I hereby agree (1) not to reproduce or divulge such information about this business described above to others, except to secure their advice and counsel in which case I agree to obtain their consent to maintain such confidentiality; (2) To conduct all further inquiries into the above-referenced business exclusively through SSS Commercial Real Estate and (3) I will not contact the employees, vendors, and related parties of this business without the written permission from the agent/owner.

I hereby agree to retain in strictest confidence all information provided now or in the future REGARDING the property/business, including the fact that it is for sale and any information REGARDING its operation. If this information is obtained by electronic transfer, i.e., e-mail or website, said information shall be held in the same confidentiality as if it were a hard copy.

The undersigned acknowledges that the information disclosed herein constitutes proprietary and trade secrets, and in the event of unlawful use, wrongful use, or disclosure, the owners of said property/business shall be entitled to injunctive relief as a cumulative and not necessarily successive remedy without need to post bond.

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LICENSEE STATEMENT:

In providing this information, Stewart Smith is acting as the Seller's licensed real estate broker. No agency, fiduciary, or representation relationship is created with the recipient of this information. Stewart Smith owes fiduciary duties exclusively to the Seller, including the duty to market the property or business for the Seller's best price and terms, in accordance with Alaska Real Estate Law.

Name (Print)

Phone: _____

Email: _____

Signature

Address: _____

BACKGROUND

All fields must be completed to receive additional information.

1. Are you currently operating a business?

Yes: ☐ No: ☐

If yes, please describe the business type and your role:

2. Have you previously owned or operated a business?

Yes: ☐ No: ☐

If yes, please briefly describe:

3. What is your primary motivation for acquiring this type of business?

☐ Owner-operator ☐ Expansion of existing business

☐ Investment ☐ Other: _____

4. What is your anticipated timeframe for purchasing a business?

☐ Immediately (0-3 months) ☐ Mid term (6-12 months)

☐ Short term (3-6 months) ☐ Exploratory / Longer term

FINANCIAL INFORMATION

All fields must be completed to receive additional information.

5. How do you anticipate financing the purchase?

☐ Cash ☐ SBA or similar program

☐ Conventional financing ☐ Seller financing ☐ Other: _____

6. What is your approximate net worth?

☐ Under \$500,000 ☐ \$1,000,000 - \$2,500,000

☐ \$500,000 - \$1,000,000 ☐ Over \$2,500,000

7. How much capital is readily available for a down payment or purchase?

☐ Under \$100,000 ☐ \$250,000 - \$500,000

☐ \$100,000 - \$250,000 ☐ Over \$500,000

8. How would you describe your credit profile?

☐ Excellent ☐ Moderate

☐ Good



Special Project Example

Custom pavilion project illustrating the type of additional project work completed alongside the company's core service operations.



Stewart Smith

BROKER | REALTOR®

SSS Commercial Real Estate

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Suite B PMB 727

Wasilla, Alaska 99654

✉ stewart@stusell.com

☎ 907-727-8686

Next Steps

Qualified buyers may request additional information regarding the business, operations, and supporting materials. A signed confidentiality and pre-qualification agreement is required prior to release of additional information.