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## LOT C13 FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**  
Manning, Alberta



**Listing ID:**  
28727


**MLS ID:**  
A2170638

**\$350,000**



 **EVELYN PETKUS**  
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 Grassroots Realty Group Ltd.  
 1-833-477-6687

 Lot C13 , Manning , Alberta T0H 2M0

<b>Transaction Type</b> For Sale	<b>Title</b> Leasehold	<b>Days On Market</b> 269
<b>Zoning</b> AP	<b>Subdivision</b> NONE	<b>Building Type</b> Plane Hangar
<b>Year Built</b> 1999	<b>Structure Type</b> Warehouse	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Warehouse	<b>Building Area (Sq. Ft.)</b> 2500.00	<b>Building Area (Sq. M.)</b> 232.26
<b>Lot Size (Sq. Ft.)</b> 14531	<b>Lot Size (Acres)</b> 0.33	<b>Construction Type</b> Metal Frame,Metal Siding
<b>Roof</b> Metal	<b>Heating</b> Overhead Heater(s),Natural Gas	<b>Access to Property</b> Direct Access
<b>Inclusions</b> tool chest, filing cabinet, side shelves, water tank, tool chest	<b>Restrictions</b> Airspace Restriction	<b>Reports</b> None

Looking for the perfect space to safeguard your aircraft, boats, or recreation vehicles? This well-build and durable 50' x 50' airplane hangar at the Manning Municipal Airport offers a robust metal frame structure with metal roof to protect your aircraft from all the elements. Situated on leased land, the hangar features a natural gas overhead heater, water, and sewer system. The two 14' high overhead doors open with a sliding center piece, providing easy, clear access to the front cement apron. Inside you'll find three windows on each side, five halogen lights, a two-piece bathroom, and ample storage with a tool chest and filing cabinet. It also includes a winch for plane access. Located parallel to the runway, this well-lit, fully equipped hangar offers everything you need for your aircraft's care and maintenance. Additional notes: Lot size: 1350 sq. m., Hanger: 50' x 50' Hanger door: 14' x 39', 2024 Property taxes - \$2840.00/yr, 2024 Land lease - \$1687.50/yr,

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