

The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

397 SNOW EAGLE FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Fort McMurray, Alberta

Listing ID:
29904

MLS ID:
A2204467

\$720,000



 **COLIN HARTIGAN**
 (780) 799-5555

 **COLDWELL BANKER UNITED**
 780-714-5050

 397 Snow Eagle, Fort McMurray, Alberta T9H0H7

Transaction Type	Title	Days On Market
For Sale	Leasehold	291
Zoning	Subdivision	Building Type
A, Airport District	Snow Eagle Aviation Park	Free-Standing,Plane Hangar
Structure Type	Property Type	Property Sub Type
Industrial	Commercial	Industrial
Legal Plan	Building Area (Sq. Ft.)	Building Area (Sq. M.)
481RS	6150.00	571.35
Construction Type	Roof	Foundation
Metal Frame,Metal Siding ,See Remarks	Metal	Poured Concrete
Heating	Inclusions	Restrictions
Radiant	Chain-link fencing with powered gate and Remote for gate, Land lease to be assumed, 22x58 bifold hanger door and 12x 10 insulated overhead door	Airspace Restriction,Building Restriction,Lease Restriction,Overhead Right of Way,See Remarks
Reports		
Land Leases		

#25A-397 Snow Eagle Drive - located at the Fort McMurray International Airport giving access to the runways. This hangar offers a steel frame, with steel low slope gable roof, metal siding; a 12x10 insulated overhead door as well as a 22 x 58' bifold hanger door , ceiling heights feature 24' open clearance in the hanger with open span to the steel trusses and vinyl backed insulation. The building has 200 AMP service, with poured concrete strip footing (slab on grade) foundation with floor drainage ; a 500 sq ft mezzanine / staff area with a kitchenette area with approx 7ft ceiling height and Tbar ceiling; concrete and laminate flooring in the office area and a 2 piece bathroom. The Hangar is equipped with radiant heat and circular fans and is in excellent condition with an affective age of 2014 (hangar was constructed approximately 2008) This space has excellent Parking area. Ready for quick possession. Building sits on an Airport Land Lease. Call today for more information or for a private viewing of this great opportunity.

Disclaimer - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.