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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**
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 **COLDWELL BANKER UNITED**
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 397 Snow Eagle , Fort McMurray , Alberta T9H0H7

Transaction Type

For Sale

Title

Leasehold

Days On Market

291

Zoning

A, Airport District

Subdivision

Snow Eagle Aviation Park

Building Type

Free-Standing,Plane Hangar

Structure Type

Industrial

Property Type

Commercial

Property Sub Type

Industrial

Legal Plan

481RS

Building Area (Sq. Ft.)

6150.00

Building Area (Sq. M.)

571.35

Construction Type

Metal Frame,Metal Siding ,See Remarks

Roof

Metal

Foundation

Poured Concrete

Heating

Radiant

Inclusions

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

Restrictions

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 steal frame, with steal 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 steal 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.

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