



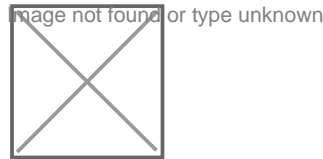
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Regional Contact

Communications Clerk 403-653-3366 info@cardston.ca Visit Website

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N1 NORTH AIRPORT CLOSE FOR SALE



Commercial Real Estate > Commercial Property for Sale

Location
High River, Alberta

Listing ID:
33887

MLS ID:
A2284071

\$1,850,000



BENNETT EDWARDSON
 (403) 973-0238

Manchester Properties Inc.
 403-212-5375

N1 North Airport Close , High River , Alberta T1V 1M5

Transaction Type For Sale	Days On Market 84	Zoning DC#5
Subdivision NONE	Building Type Plane Hangar	Year Built 2008
Structure Type Industrial	Property Type Commercial	Property Sub Type Industrial
Legal Plan 8011027	Building Area (Sq. Ft.) 11000.00	Building Area (Sq. M.) 1021.92
Lot Size (Sq. Ft.) 27007	Lot Size (Acres) 0.62	Heating In Floor,Radiant
Inclusions Paint booth and heated sea can are NEGOTIABLE.	Restrictions Call Lister	Reports Building Plans

The premier hangar location at the Foothills Regional Airport (CEN4). Located beside the runway, main ramp, and fueling stations, this facility has a convenient taxiway access and is ideal for commercial or private aviation applications. The building is currently outfitted as an aircraft maintenance facility. The hangar is 70 x 100 ft., with a 65 ft. wide bi-fold door, opening to 18 ft. 9 in. The hangar has in-floor heating and radiant overhead heaters. There are two office areas, each 20 x 100 ft., with in-floor heating, forced air, and air-conditioning. The front of the building opens to the main ramp and fueling stations. At the rear of the building is approximately 9,000 sq. ft. of undeveloped land. The building could be expanded into this area to increase the hangar size, or a smaller hangar could be built. There is also an additional heated sea can addition and paint booth which can be negotiated as part of the sale. The Runway is 4,300 Ft. in length and is a registered aerodrome located 2.5 nautical miles (4.6 km) southeast of High River, Alberta.

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