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215, 32463 RANGE ROAD 55 FOR SALE



Commercial Real Estate > Commercial Property for Sale

Location

Rural Mountain View County, Alberta

Listing ID:

34805


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
\$289,900



 **MELANIE ASPLUND**

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215, 32463 Range Road 55 , Rural Mountain View County , Alberta T0M 1X0

Transaction Type For Sale	Title Fee Simple	Zoning S-AP
Subdivision NONE	Nearest Town Sundre	Building Type Plane Hangar
Year Built 2016	Structure Type Other	Property Type Commercial
Property Sub Type Industrial	Legal Plan 1312831	Building Area (Sq. Ft.) 2190.41
Building Area (Sq. M.) 203.49	Lot Size (Sq. Ft.) 5129	Lot Size (Acres) 0.12
Construction Type Metal Frame,Metal Siding	Roof Metal	Foundation Poured Concrete,Slab
Heating Overhead Heater(s),Radiant	Lot Features Level,Paved	Access to Property Accessible to Major Traffic Route,Airport Nearby,Direct Access,Paved Road
Inclusions Couch, Desk & Chair, Electric Snowblower, Mastercraft Workbench, Upright Cabinet with Cupboards & Drawers, Storage Shelving Cabinet, Lawn Mower	Restrictions None Known	Reports Aerial Photos,Building Plans,Land Survey,Plot Plan,Title

As the famous crooner Sinatra once sung...FLY ME TO THE MOON, LET ME PLAY AMONG THE STARS... & welcome to the ultimate aviation home base at The Sundre Airport in Mountain View County. If you've been dreaming of calling Sundre your home airport, this is your chance to own the hangar pilots rave about—the true “Cadillac of hangars.” As neighbouring owners have said, this is simply the best hangar on the field. Built to impress, this exceptional 54' x 40' all-steel hangar sits on a durable poured concrete slab & features a premium 46' x 14' remote-controlled bi-fold door with automatic locks. Whether you need room for two aircraft, or prefer space for a plane, vehicle, & large holiday trailer, this hangar is designed to handle it all with ease. Thoughtful details make everyday use a breeze. Two man doors on the west and south sides offer practical access, while six large windows flood the interior with natural light. Six T-5 high bay lights ensure the space stays bright long after sunset. Comfort is built in for every season, with R20 insulated walls & ceiling, radiant heat to keep things warm during cooler months, two ceiling fans, & an additional ventilation fan for year-round airflow. On the west side, a 10' x 8' roll-up door makes it easy to bring your vehicle in out of the elements & keep it secure while you're off flying among the stars. Outside, a generous 54-foot paved apron leads directly to the paved roadway, with quick access to the runway...just two hangars away! From the moment you taxi out for takeoff, you'll know this is more than just a hangar...it's your launchpad for adventure! A yearly Airport Frontage Fee is payable to Mountain View County (\$130 in 2025), & the airport is known for its meticulous runway & road maintenance. This standout property is ready for its next owner. Opportunities like this don't come along often—& this one is SURE TO FLY OFF THE MARKET!

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