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## INDUSTRIAL ,STORAGE,TRANSPORTATION,TRAVEL FOR SALE



Businesses and Franchises for Sale > Business for Sale

### Location

Rural Rocky View County, Alberta

### Listing ID:



18802



### MLS ID:


A1250825

**\$7,900,000**



 **SIMON D. HUNT**  
 (403) 293-0363

 RE/MAX HOUSE OF REAL ESTATE  
 403-287-3880

 224201 RANGE ROAD 282 , Rural Rocky View County , Alberta T1X 0J2

<b>Transaction Type</b> For Sale	<b>Days On Market</b> 582	<b>Business Name</b> Indus/Winters Aire Park Airport
<b>Business Type</b> Industrial ,Storage,Transportation,Travel	<b>Zoning</b> DC-167	<b>Subdivision</b> NONE
<b>Nearest Town</b> Indus	<b>Building Type</b> Plane Hangar	<b>Year Built</b> 1974
<b>Structure Type</b> Other	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Business
<b>Building Area (Sq. Ft.)</b> 83.00	<b>Building Area (Sq. M.)</b> 7.71	<b>Lot Size (Sq. Ft.)</b> 6446880
<b>Lot Size (Acres)</b> 148.00	<b>Lot Features</b> Cleared,Irregular Lot,Landscaped,Level,Many Trees,Open Lot,Private	<b>Access to Property</b> Airport Nearby,Direct Access,Paved Lane,Public
<b>Inclusions</b> NONE	<b>Restrictions</b> Utility Right Of Way	<b>Reports</b> Aerial Photos,RPR,Title

CALLING ALL INVESTORS + FLYING ENTHUSIASTS...ONCE in a LIFETIME does an AIRPORT COME on the MARKET!!! (Just think - an EXCLUSIVE OPPORTUNITY to turn your HOBBY into INCOME!) LOCATED in INDUS right off of 22X on 158 ACRES of LAND, the WINTERS AIRE PARK is now AVAILABLE for PURCHASE. This PRIVATELY OWNED AIRPORT in ROCKYVIEW COUNTY has 2 RUNWAYS, + OVER 60 Hangars w/POTENTIAL for more: you can SEE how PROFITABLE this business is already, + it has ROOM to EXPAND according to YOUR VISION!!! EASY access just 10 mins EAST of the City on 22X makes an EASY EXCURSION for YOU + YOUR CUSTOMERS. Already bringing in ROUGHLY \$200,000 in total from VARIOUS revenue streams available on this property. RENT or LEASE out a HANGAR! Have a SMALL plane? NO worries, there are DIFFERENT sized hangars for ALL different kinds of NEEDS (or of course, perhaps BUILD MORE to accommodate various CIRCUMSTANCES). ZONED AS DC-167 (Direct Control District) allows for the ability to BUILD HANGAR HOMES without re-zoning. PLUS, you could LEASE OUT space for STORAGE or bring a SEACAN!!! Currently there is CROP, Well & Hangar RENTALS bringing in EXTRA income. The POSSIBILITIES are CLEAR, + the SKY is the LIMIT!!!

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