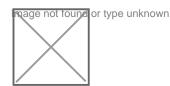


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 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** 

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

Transaction Type Days On Market Business Name

For Sale 582 Indus/Winters Aire Park Airport

Business Type Zoning Subdivision

Industrial ,Storage,Transportation,Travel DC-167 NONE

Nearest TownBuilding TypeYear BuiltIndusPlane Hangar1974

Structure Type Property Type Property Sub Type

Other Commercial Business

Building Area (Sq. Ft.) Building Area (Sq. M.) Lot Size (Sq. Ft.)

83.00 7.71 6446880

Lot Features Access to Property

Lot Size (Acres)

Cleared,Irregular

Lot,Landscaped,Level,Many Trees,Open

Airport Nearby,Direct Access,Paved

Lane, Public

Inclusions Restrictions Reports

NONE Utility Right Of Way 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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