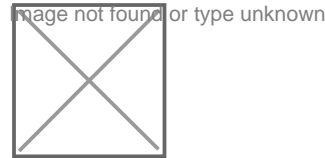


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

AUTO REPAIR- SPECIALTY, PROFESSIONAL/OFFICE, WAREHOUSE FOR SALE



Businesses and Franchises for Sale > Business for Sale



Location
Fort McMurray, Alberta

Listing ID:
24568

MLS ID:
A2115272

\$1,699,000



 **COLIN HARTIGAN**
 (780) 799-5555

 **COLDWELL BANKER UNITED**
 780-714-5050

 385 Snow Eagle Drive , Fort McMurray , Alberta T9H 0H7

Transaction Type For Sale	Title Leasehold	Days On Market 55
Business Type Auto Repair- Specialty,Professional/Office,Warehouse	Zoning A-AIRPORT DISTRICT	Subdivision Snow Eagle Aviation Park
Year Built 2018	Structure Type Flex	Property Type Commercial
Property Sub Type Warehouse	Legal Plan 481RS	Building Area (Sq. Ft.) 16000.00
Building Area (Sq. M.) 1486.44	Lot Size (Sq. Ft.) 40000	Lot Size (Acres) 0.92
Construction Type Metal Siding	Roof Metal	Foundation Poured Concrete,Slab
Heating Boiler,In Floor,Hot Water,Natural Gas,Radiant,See Remarks	Access to Property Other	Inclusions Land Lease Agreement #YMM0834 (Expires 2041)Primary Hangar : 16,000 sqft; One Storey Steel Frame Aircraft Hangar 25ft Wall Height Secondary Hangar: 2016 sqft Aircraft Hangar 16ft Wall Height
Restrictions See Remarks	Reports Contracts,Floor Plans,Formal Lease,Surface Leases	

FOR SALE OR LEASE! Remarkable Opportunity! 2 Aircraft Hangars located at the Fort McMurray Airport sitting on a 40,000 sqft parcel that has fully paved Apron and secured gate access onto the property. The current YMM Airport land lease expires 2041. Hangar #1 was built in 2018 and is 16,000sqft with in-floor heating & has a 1.476sqft front office component with forced air heating/cooling with reception area, washrooms & lunch room + you have a unfinished Mezzanine above with a 25' ceiling height. Dimension are 100' x 162'. Natural gas and City water & Sewer runs to the #1 Hangar Hangar #2 is a 2016sqft Hangar which is more of a recreational hangar that has overhead radiant heating, bathroom and 16' ceiling height Runway side and 14ft ceiling height street side. Dimensions are 48'x42'. Water/sewer are a tank system on Hangar #1. Call for more details or a private viewing of these Hangars.

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