AIRCRAFT HANGAR AT FOOTHILLS REGIONAL AIRPORT

FOR SALE

MANCHESTER PROPERTIES INC.

schell brothers REAL ESTATE CORP.

N1 NORTH AIRPORT
HIGH RIVER, AB T1V 1M5
PRICE SIGNIFICANTLY REDUCED

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MANCHESTER PROPERTIES INC.
403 973 0238
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OWNER USER OPPORTUNITY

*All lines are approximate

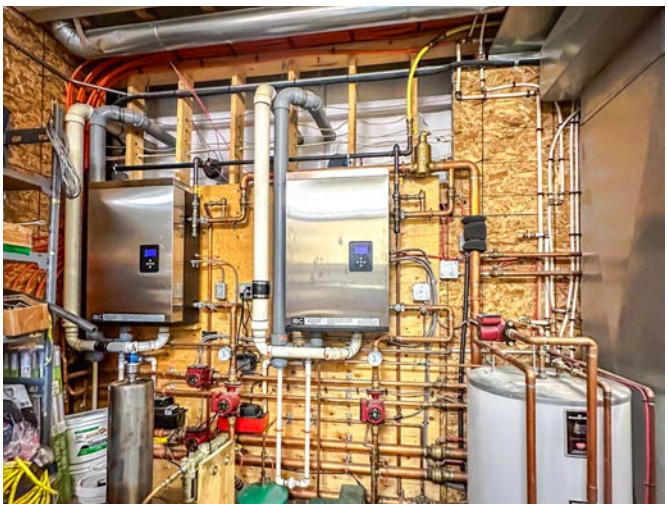
Building Size:	**11,000 Sq. Ft. (+/-)**	**Price:**	**~~$2,250,000~~ $1,850,000**
Hangar:	**7,000 Sq. Ft. (+/-)**	**Year Built:**	**2008**
Office:	**4,000 Sq. Ft. (+/-)**	**Construction:**	**Steel (prefab)**
Lot Size:	**0.62 Acres (+/-) on 2 Lots**	**Zoning:**	**DC#5 - Direct Control #5**
Loading:	**65' Wide x 18'9" High Hangar Door**	**Lots:**	**N-1 & N-2**
	10' x 12' Drive In Door	**Current Use:**	**Aircraft Maintenance**
Ceiling Height:	**24' CLEAR (+/-) In Hangar**	**Parking:**	**15 Stalls**
Power:	**200 AMP**	**Availability:**	**Negotiable**

The Opportunity: 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.

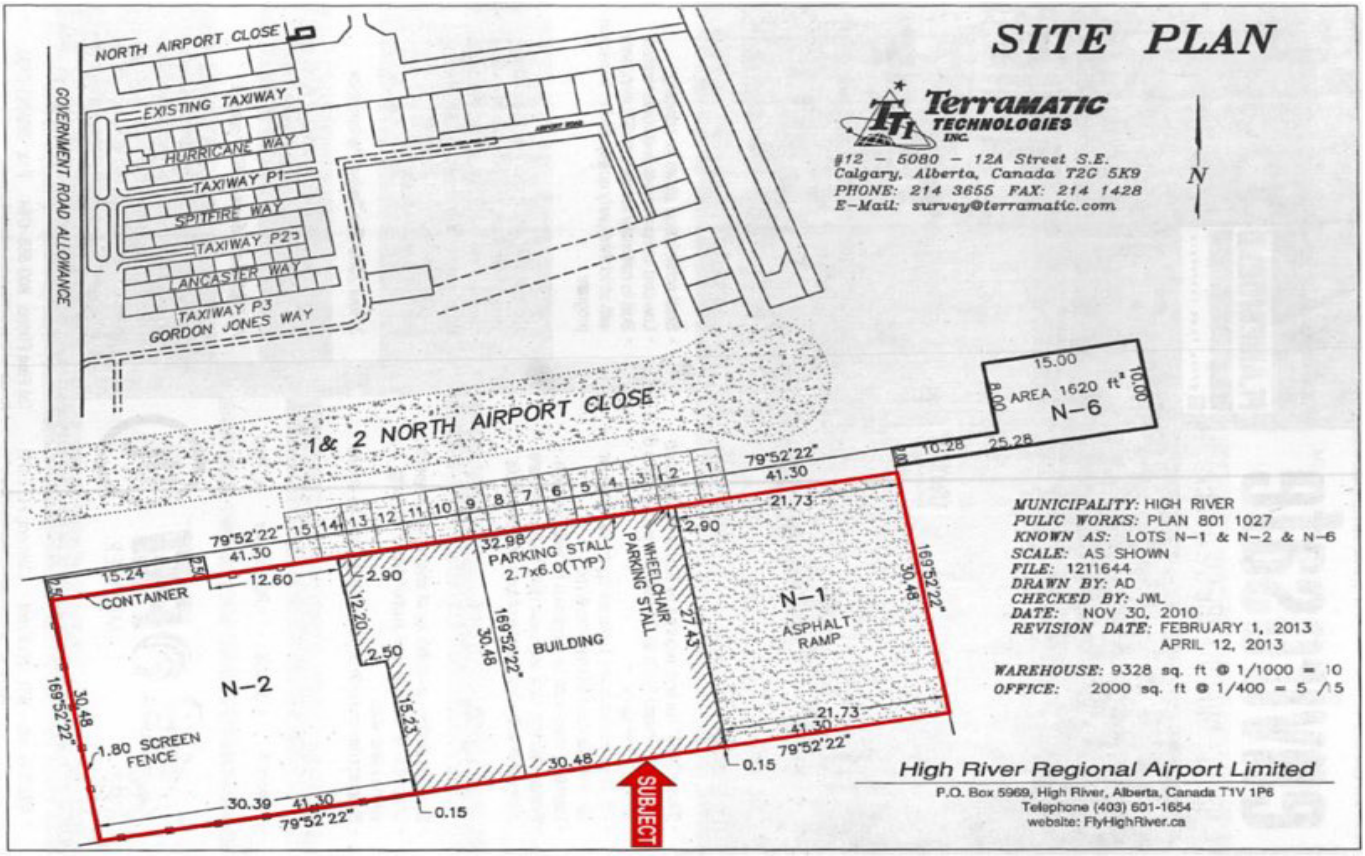
The building is currently outfitted as an aircraft maintenance facility. The hangar is 70 x 100 ft., with a 65 ft. wide bi-fold door, opening to 18 ft. 9 in. The hanger has in-floor heating and radiant overhead heaters. There are two office areas, each 20 x 100 ft., with in-floor heating, forced air, and air-conditioning. The front of the building opens to the main ramp and fuelling 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.

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.

Front Office and Reception (main floor)



In floor radiant heaiting system.


SITE PLAN
TerraMATIC TECHNOLOGIES INC.
#12 – 5080 – 12A Street S.E.
Calgary, Alberta, Canada T2G 5K9
PHONE: 214 3655 FAX: 214 1428
E-Mail: survey@terramatic.com
N
NORTH AIRPORT CLOSE
EXISTING TAXIWAY
HURRICANE WAY
TAXIWAY P1
SPITFIRE WAY
TAXIWAY P2
LANCASTER WAY
TAXIWAY P3
GORDON JONES WAY
GOVERNMENT ROAD ALLOWANCE
1& 2 NORTH AIRPORT CLOSE
AREA 1620 ft²
N-6
N-1
N-2
CONTAINER
BUILDING
PARKING STALL 2.7x6.0(TYP)
WHEELCHAIR PARKING STALL
ASPHALT RAMP
1.80 SCREEN FENCE
SUBJECT
MUNICIPALITY: HIGH RIVER
PULIC WORKS: PLAN 801 1027
KNOWN AS: LOTS N-1 & N-2 & N-6
SCALE: AS SHOWN
FILE: 1211644
DRAWN BY: AD
CHECKED BY: JWL
DATE: NOV 30, 2010
REVISION DATE: FEBRUARY 1, 2013
APRIL 12, 2013
WAREHOUSE: 9328 sq. ft @ 1/1000 = 10
OFFICE: 2000 sq. ft @ 1/400 = 5 /5
High River Regional Airport Limited
P.O. Box 5969, High River, Alberta, Canada T1V 1P6
Telephone (403) 601-1654
website: FlyHighRiver.ca

FOR MORE INFORMATION, CONTACT:

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