

# AIRCRAFT HANGAR AT FOOTHILLS REGIONAL AIRPORT *FOR SALE*

N1 NORTH AIRPORT  
HIGH RIVER, AB T1V 1M5

MANCHESTER  
PROPERTIES INC.



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OWNER USER OPPORTUNITY

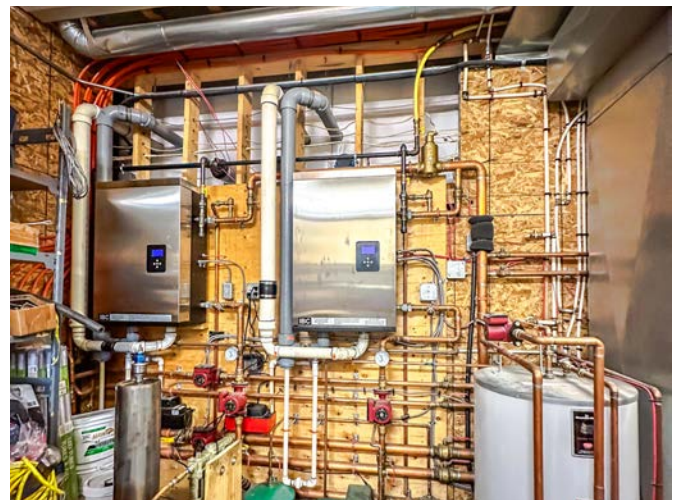
*\*All lines are approximate*

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

**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 hangar 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.

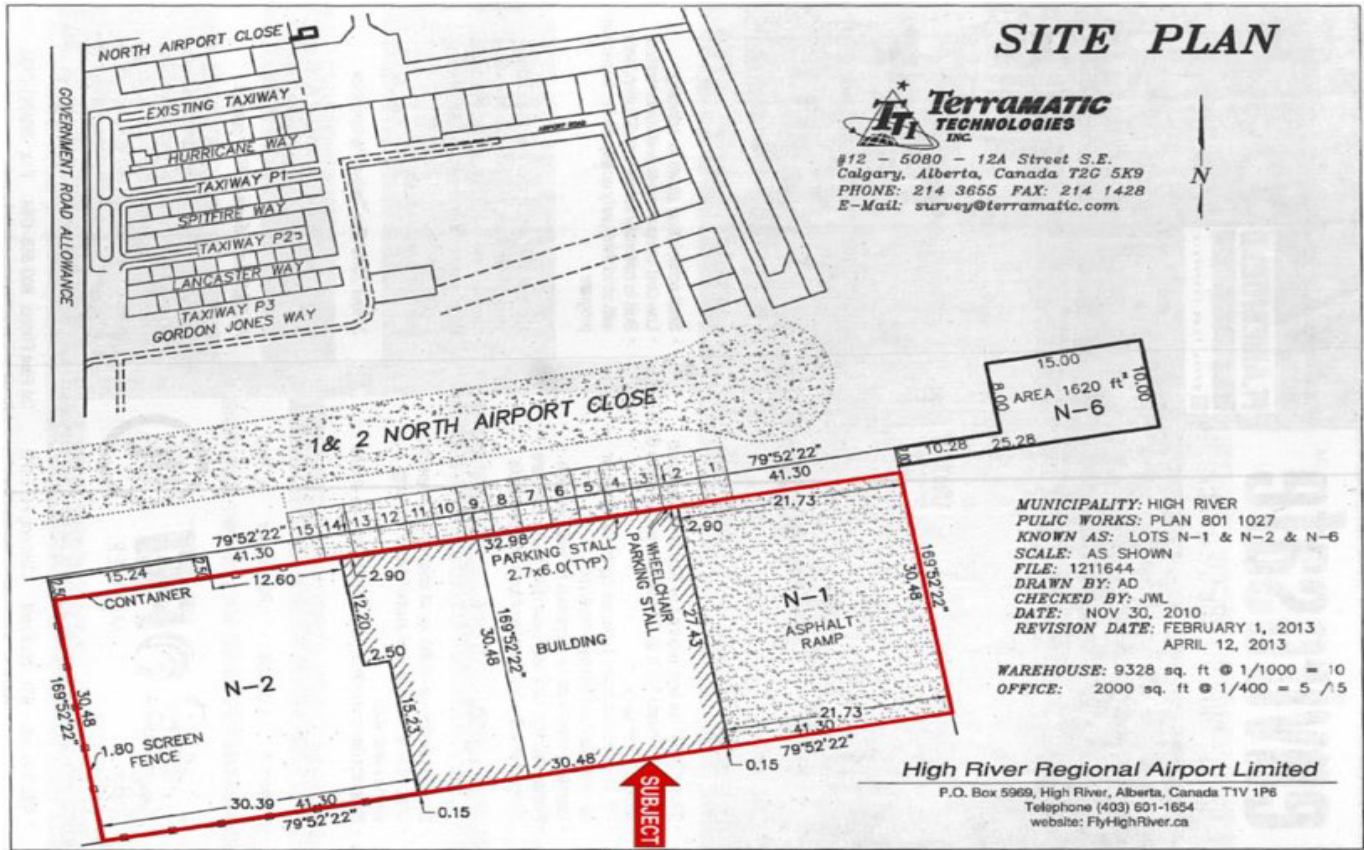
**The Runway is 4,300 ft in length and is a registered aerodrome located 2.5 nautical miles (4.6 km) southeast of High River, Alberta.**



Front Office and Reception (main floor)

In floor radiant heating system.







FOR MORE INFORMATION, CONTACT:

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