

**N1 North Airport Close
High River, Alberta**

MLS # A2187401

\$1,850,000



Division: NONE

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 11,000 sq.ft.

Zoning: DC#5

Heating: In Floor, Radiant

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 0.62 Acre

Sewer: -

Lot Feat: -

Inclusions: Paint booth and heated sea can are NEGOTIABLE.

PRICE SIGNIFICANTLY REDUCED! 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 fueling 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. There is also an additional heated sea can addition and paint booth which can be negotiated as part of the sale. 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.