



# OFFERING FOR SALE

## OKOTOKS HANGAR 4

Office +/- 1,000 SF

Warehouse +/- 10,725 SF

**TOTAL +/- 11,725 SF**

**\$825,000.00**

Airport open and  
fully operational



CONTACT US FOR MORE INFORMATION

**AIRSIDE AVIATION INC.**

516 Hurricane Drive, Springbank Airport, Calgary, Alberta, Canada T3Z 3S8

1 855 230 5386

[info@airsideaviation.ca](mailto:info@airsideaviation.ca)



## BUILDINGSPECIFICATIONS

District	Okotoks, Alberta
Legal Description	Condominium Plan 0110799, Unit 1
Zoning	AD (Aerodome District)
Year of Construction	2008
Site Size	2.63 acres
Four Bays Totalling	46,435 square feet
Ceiling Height	16' at end bays; 38'6" at center
Doors	60'w x 18'h Bi-fold hangar door 10'w x 14'h Front loading door
Power	200 amps, 120/208 volts, 3 phase panel
Lighting	Energy efficient T-6 lights
Taxes	Estimated at \$0.50 per SF (2018)

## FEATURES

- Fully serviced site with city water, storm and sanitary sewer, gas, telephone and power
- Roof mounted HVAC units for the office portion and infrared radiant heating in the hanger
- Corrugated metal panels, stucco and stone veneer
- Each bay is 88' clear span in width and 120' deep
- Each bay has an 60'w x 18'h bi-fold door to the runway
- Access to the 3,100' paved runway
- Professionally managed, regulated airport

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# UNIT 4 SPECIFICATIONS

## AVAILABLE AREA

Office: ± 1,000 SF  
Warehouse 10,725 SF  
Total ± 11,725 SF

## TAXES

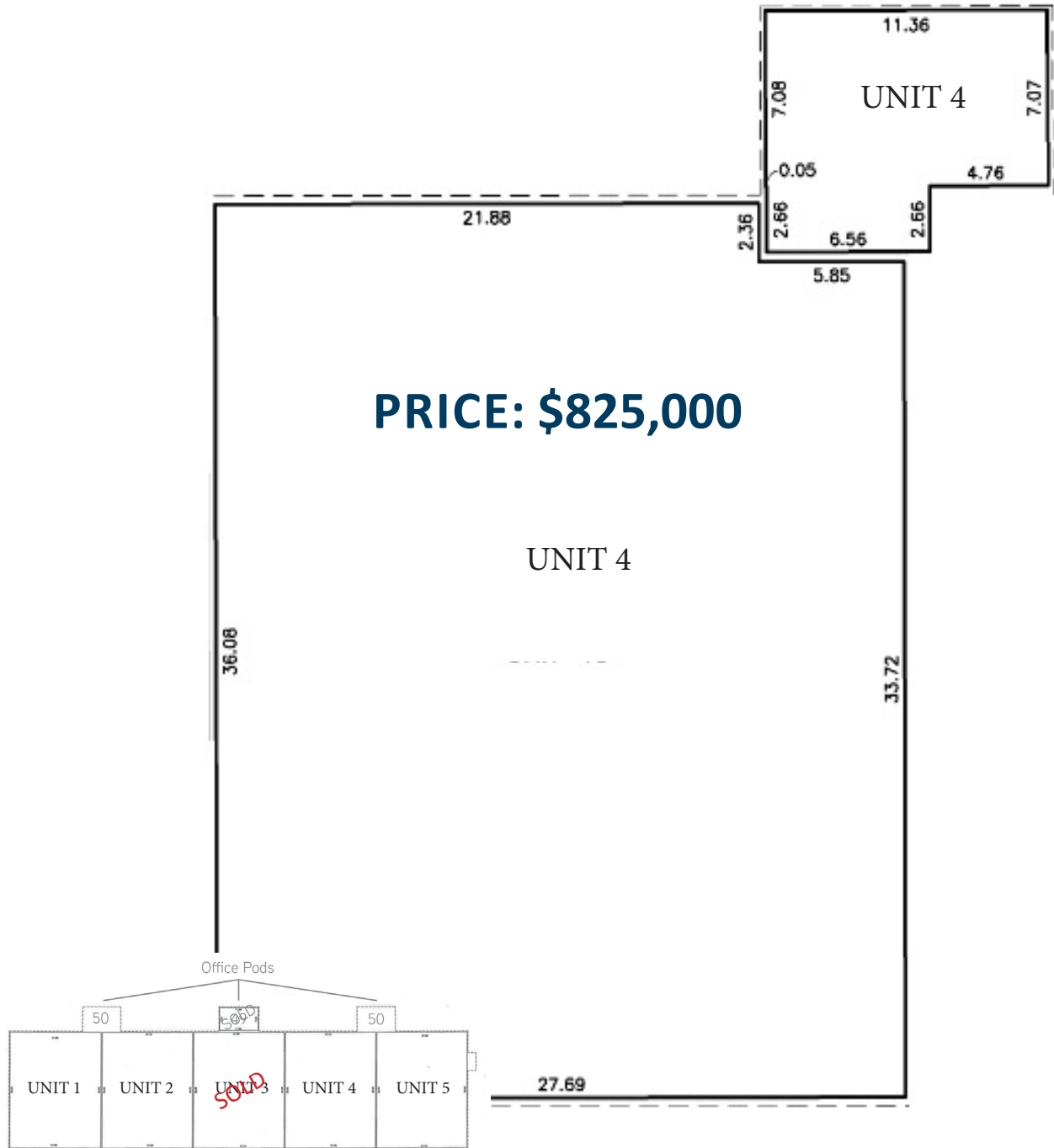
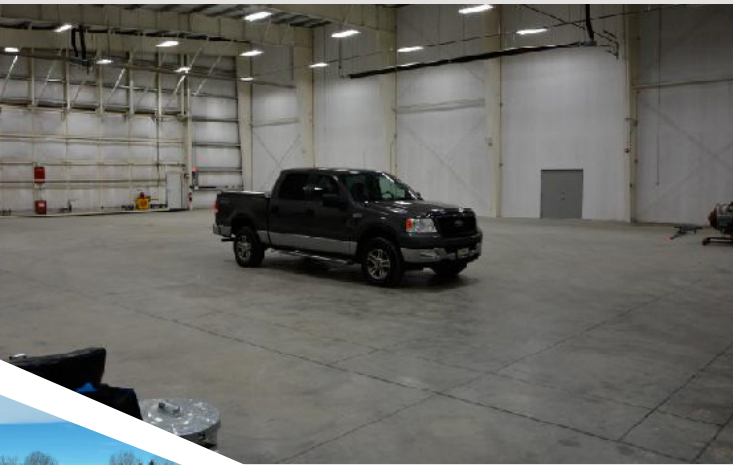
Estimated at \$0.50  
per square foot (2018)

## LEASE RATE

\$6.75 per square foot net

## AVAILABILITY

30 Days



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