



OFFERING FOR SALE

OKOTOKS HANGAR 5

Warehouse +/- 10,725 SF

Airport open and
fully operational

\$735,000.00



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



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 5 SPECIFICATIONS

AVAILABLE AREA

Warehouse 10,725 SF

TAXES

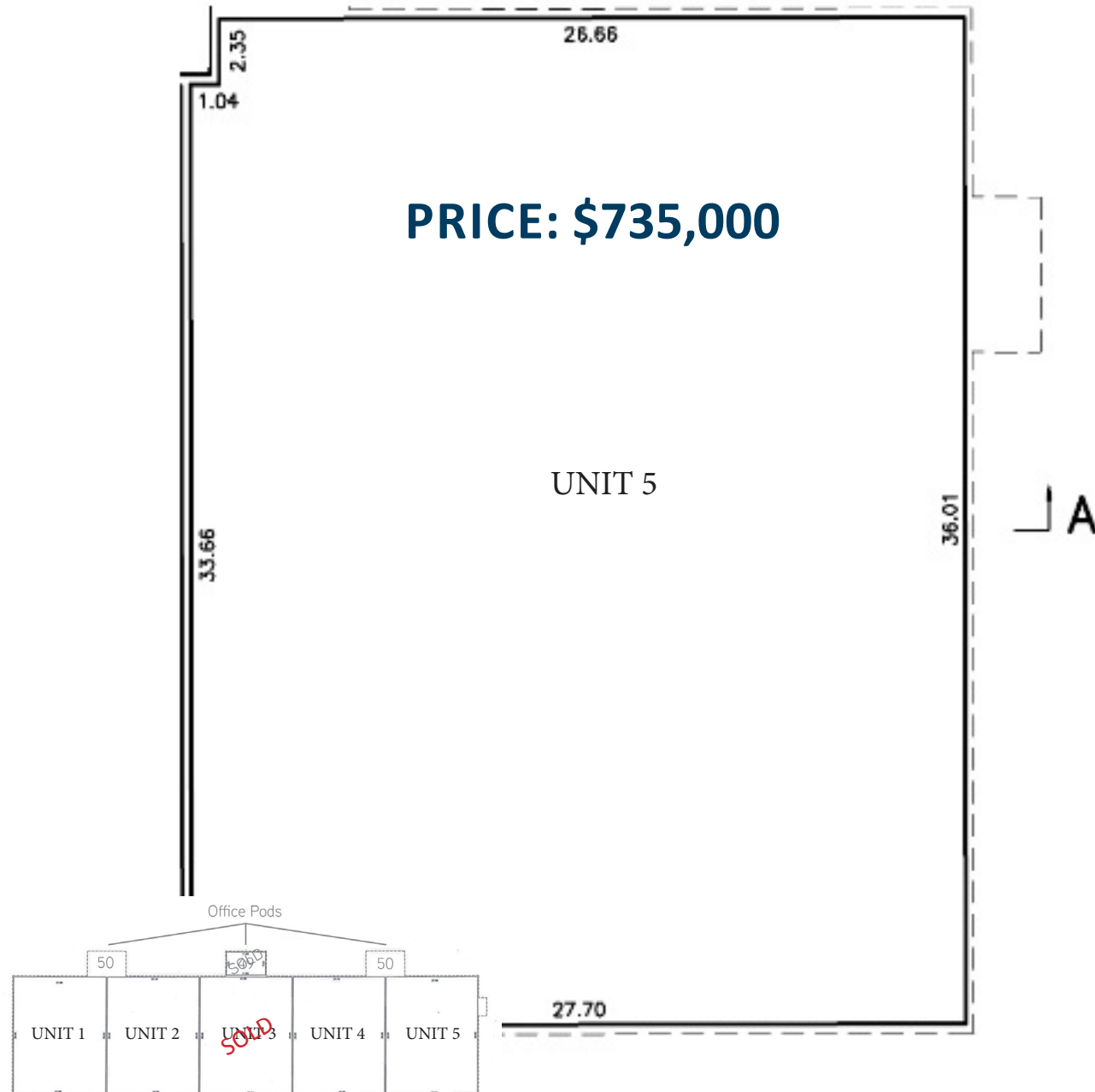
Estimated at \$0.50
per square foot (2018)

LEASE RATE

\$6.75 per square foot net

AVAILABILITY

30 Days



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