



GRASSROOTS
REALTY GROUP

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**H3, 624 De Havilland Way
Rural Rocky View County, Alberta**

MLS # A2318406



\$988,635

Division: Springbank

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 3,877 sq.ft.

Zoning: C.R.C., C. 115

Heating: Natural Gas, Radiant

Floors: -

Roof: Metal

Exterior: Metal Frame

Water: -

Sewer: -

Inclusions: NA

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: -

Lot Feat: -

- Premium Ownership opportunity- a rare chance to acquire a fully finished move in ready hanger - Immaculately maintained interior- epoxy floors, bright clean and highly functional - Developed mezzanine level - ideal for operations, hosting or pilot downtime - 2nd floor amenities- kitchenette, lounge and private office - Well managed complex - professional development with strong pride of ownership - Efficient design - optimized for aircraft storage, maneuverability and workflow

Very clean, fully developed aircraft hangar featuring epoxy-coated floors and an upper mezzanine level complete with a lounge, kitchenette, private office, and dedicated storage area. This layout provides an ideal combination of premium aircraft housing and professional workspace, suitable for both personal aviation use and business operations.

This asset is being sold as a share sale; - 2,081 Class A Common shares - 20.81 percent of the voting shares - Unit H3 Sub Lease rights and leasehold improvements, Subject to the Head Lease with Calgary Airport authority as Landlord.