



GRASSROOTS
REALTY GROUP

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347, 1436 Township Road 320
Rural Mountain View County, Alberta

MLS # A2335775



\$405,000

Division:	NONE
Type:	Mixed Use
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	720 sq.ft.
Zoning:	14

Heating: Forced Air, Propane

Floors: -

Roof: -

Exterior: -

Water: -

Sewer: -

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: 0.23 Acre

Lot Feat: -

Inclusions: 2004 ATCO Trailer on skids, stairs to the trailer, microwave, fridge, propane tank, 1977 Cessna 150, Model M Airplane.

Lot at the Olds/Didsbury airport with ATCO trailer and airplane! This lot is located adjacent to the runway and is 0.23 acres in size. There is a 2004 ATCO trailer on skids with an office space, a large meeting room and a washroom. The trailer is heated by propane. Aviation related business opportunity at the Olds/Didsbury airport, specifically this is a flight training institution, currently certified and approved to offer all pilot training courses and ratings. This is a rare opportunity, turn key business operation with standing client base and proven track record in the greatest metropolitan area being adjacent to two major cities, permitting unlimited expansion and growth within a competition free airport 24/7. This business comes with its own serviceable free title and outrightly owned airport lot and premises! It has a newly renovated class room, office and lounge. Also included is an aircraft, snow equipment and full operation and maintenance library! The owner has a valid AMO maintenance contract. This is an excellent opportunity and location to expand the business. With a strong reputation and continuous student registrations operating for 6 years in the same location. Management could on request stay to provide maximum support, guidance, for a smooth transition, thus ensuring continued legacy!!