



GRASSROOTS
REALTY GROUP

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30, 1422 Township Rd 320A
Didsbury, Alberta

MLS # A2342260



\$900,000

Division:	NONE
Type:	Warehouse
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	3,600 sq.ft.
Zoning:	S-AP

Heating:	Combination, Overhead Heater(s), Forced Air, See Remarks	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	0.23 Acre
Sewer:	-	Lot Feat:	Corner Lot, See Remarks
Inclusions:	washer/dryer		

RARE AVIATION OPPORTUNITY | MOUNTAIN VIEW COUNTY Exceptional opportunity to own a fully improved airport hangar on a 0.23-acre corner lot in the Didsbury/Olds area, offering unobstructed views and a prime location close to the runway. The approximately 60' x 60' hangar features an automatic 18' hangar door, radiant heating, and additional front drive-in access. A standout feature is the beautifully finished private suite, complete with a full kitchen, jetted tub, private washroom, washer/dryer, and forced-air heating. The hangar also includes a separate main-floor washroom for added convenience. The property is serviced by its own well and cistern and includes a separate RV site with its own power, well and cistern, providing additional flexibility for guests, recreational use, or extended stays. Currently generating \$850/month in rental revenue, with the Seller also open to remaining as a renter following the sale, creating an attractive opportunity for continued income. Whether you're an aviation enthusiast, seeking a secure aircraft storage facility, looking for a unique recreational property, or an investor seeking an income-producing asset, this property offers a rare combination of functionality, privacy and lifestyle. Fly in, stay awhile, and enjoy the views.