



GRASSROOTS
REALTY GROUP

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**397 Snow Eagle
Fort McMurray, Alberta**

MLS # A2204467



\$720,000

Division: Snow Eagle Aviation Park

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 6,150 sq.ft.

Zoning: A, Airport District

Heating: Radiant

Addl. Cost: -

Floors: -

Based on Year: -

Roof: Metal

Utilities: -

Exterior: Metal Frame, Metal Siding , See Remarks

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: Chain-link fencing with powered gate and Remote for gate, Land lease to be assumed, 22x58 bifold hanger door and 12x 10 insulated overhead door

#25A-397 Snow Eagle Drive - located at the Fort McMurray International Airport giving access to the runways. This hangar offers a steel frame, with steel low slope gable roof, metal siding; a 12x10 insulated overhead door as well as a 22 x 58" bifold hanger door, ceiling heights feature 24" open clearance in the hangar with open span to the steel trusses and vinyl backed insulation. The building has 200 AMP service, with poured concrete strip footing (slab on grade) foundation with floor drainage; a 500 sq ft mezzanine / staff area with a kitchenette area with approx 7ft ceiling height and Tbar ceiling; concrete and laminate flooring in the office area and a 2 piece bathroom. The Hangar is equipped with radiant heat and circular fans and is in excellent condition with an effective age of 2014 (hangar was constructed approximately 2008) This space has excellent Parking area. Ready for quick possession. Building sits on an Airport Land Lease. Call today for more information or for a private viewing of this great opportunity.