



**GRASSROOTS**  
REALTY GROUP

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3, 1041 Hwy 54 Highway  
Rural Red Deer County, Alberta

MLS # A2248736



**\$719,000**

Division:	NONE
Type:	Industrial
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	15,000 sq.ft.
Zoning:	BSA

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	-
Sewer:	-	Lot Feat:	-

**Inclusions:** N/A contents are negotiable and not included in price

Amazing setup. Front offices and modern upgraded one bedroom suite. Over 16,000 sqft of shop/warehouse/clubhouse style open area with several barn door accessed rooms. Approximately 4700 sqft cold storage airplane hangar int the rear. Overhead doors, large kitchen/wet bar at the front of the open area. There is a partial airplane hanging over the bar with working lights. This place has to bee seen to appreciate it's vibe. Would suit storage, private club, or bring your idea. The building is on a 2 year County of Red Deer lease that has always been renewed. The County is very supportive with owners at Big Bend Airport. The airport itself has been upgrading the runway with new blacktop after about 40 years of use. Recent upgrades to the building include the suite add-on (permitted), granite counter tops, tile, hardwood floors, appliances and interior heating. 2 bathroom upgrades, staff room, cupboards, flooring etc. Main heated hangar area had the drywall cleaned up and new hot water tank. All upgrades were done 7 years ago. 22 years remaining on County of Red Deer 25 year land lease.