



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

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

MLS # A2253820



**\$4 per sq.ft.**

Division: NONE

Type: Industrial

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 21,170 sq.ft.

Zoning: BSA

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

Amazing setup. Front offices and modern upgraded one bedroom suite. 16,470 sqft of shop/warehouse/clubhouse style open area with several barn door accessed rooms. Approximately 4700 sqft cold storage airplane hangar in the rear included at no cost with main hangar lease. 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 be seen to appreciate it's vibe. Would suit storage, private club, or bring your idea. 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. Property is also offered for sale MLS A2248736