



GRASSROOTS
REALTY GROUP

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224201 RANGE ROAD 282
Rural Rocky View County, Alberta

MLS # A1250825



\$7,900,000

Division:	NONE
Type:	Business
Bus. Type:	Industrial ,Storage,Transportation,Travel
Sale/Lease:	For Sale
Bldg. Name:	Indus/Winters Aire Park Airport
Bus. Name:	Indus/Winters Aire Park Airport
Size:	83 sq.ft.
Zoning:	DC-167

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	158.00 Acres
Sewer:	-	Lot Feat:	Cleared, Irregular Lot, Landscaped, Level, Many Trees, C
Inclusions:	NONE		

CALLING ALL INVESTORS + FLYING ENTHUSIASTS…ONCE in a LIFETIME does an AIRPORT COME on the MARKET!!!! (Just think - an EXCLUSIVE OPPORTUNITY to turn your HOBBY into INCOME!) LOCATED in INDUS right off of 22X on 158 ACRES of LAND, the WINTERS AIRE PARK is now AVAILABLE for PURCHASE. This PRIVATELY OWNED AIRPORT in ROCKYVIEW COUNTY has 2 RUNWAYS, + OVER 60 Hangars w/POTENTIAL for more: you can SEE how PROFITABLE this business is already, + it has ROOM to EXPAND according to YOUR VISION!!! EASY access just 10 mins EAST of the City on 22X makes an EASY EXCURSION for YOU + YOUR CUSTOMERS. Already bringing in ROUGHLY \$200,000 in total from VARIOUS revenue streams available on this property. RENT or LEASE out a HANGAR! Have a SMALL plane? NO worries, there are DIFFERENT sized hangars for ALL different kinds of NEEDS (or of course, perhaps BUILD MORE to accommodate various CIRCUMSTANCES). ZONED AS DC-167 (Direct Control District) allows for the ability to BUILD HANGAR HOMES without re-zoning. PLUS, you could LEASE OUT space for STORAGE or bring a SEACAN!!! Currently there is CROP, Well & Hangar RENTALS bringing in EXTRA income. The POSSIBILITIES are CLEAR, + the SKY is the LIMIT!!!