



Lot C13
Manning, Alberta

MLS # A2170638



\$350,000

Division:	NONE
Type:	Warehouse
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	2,500 sq.ft.
Zoning:	AP

Heating: Overhead Heater(s), Natural Gas

Addl. Cost: -

Floors: -

Based on Year: -

Roof: Metal

Utilities: -

Exterior: Metal Frame, Metal Siding

Parking: -

Water: -

Lot Size: 0.33 Acre

Sewer: -

Lot Feat: -

Inclusions: tool chest, filing cabinet, side shelves, water tank, tool chest

Looking for the perfect space to safeguard your aircraft, boats, or recreation vehicles? This well-built and durable 50' x 50' airplane hangar at the Manning Municipal Airport offers a robust metal frame structure with metal roof to protect your aircraft from all the elements. Situated on leased land, the hangar features a natural gas overhead heater, water, and sewer system. The two 14' high overhead doors open with a sliding center piece, providing easy, clear access to the front cement apron. Inside you'll find three windows on each side, five halogen lights, a two-piece bathroom, and ample storage with a tool chest and filing cabinet. It also includes a winch for plane access. Located parallel to the runway, this well-lit, fully equipped hangar offers everything you need for your aircraft's care and maintenance. Additional notes: Lot size: 1350 sq. m., Hanger: 50' x 50'; Hanger door: 14' x 39';, 2024 Property taxes - \$2840.00/yr, 2024 Land lease - \$1687.50/yr,