



**GRASSROOTS**  
REALTY GROUP

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**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,