



**397 Snow Eagle  
Fort McMurray, Alberta**

**MLS # A2204467**



**\$720,000**

**Division:** Snow Eagle Aviation Park

**Type:** Industrial

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 6,150 sq.ft.

**Zoning:** A, Airport District

**Heating:** Radiant

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** Metal

**Utilities:** -

**Exterior:** Metal Frame, Metal Siding , See Remarks

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** Chain-link fencing with powered gate and Remote for gate, Land lease to be assumed, 22x58 bifold hanger door and 12x 10 insulated overhead door

#25A-397 Snow Eagle Drive - located at the Fort McMurray International Airport giving access to the runways. This hangar offers a steal frame, with steal low slope gable roof, metal siding; a 12x10 insulated overhead door as well as a 22 x 58" bifold hanger door , ceiling heights feature " open clearance in the hanger with open span to the steal trusses and vinyl backed insulation. The building has 200 AMP service, with poured concrete strip footing (slab on grade) foundation with floor drainage ; a 500 sq ft mezzanine / staff area with a kitchenette area with approx 7ft ceiling height and Tbar ceiling; concrete and laminate flooring in the office area and a 2 piece bathroom. The Hangar is equipped with radiant heat and circular fans and is in excellent condition with an affective age of 2014 (hangar was constructed approximately 2008) This space has excellent Parking area. Ready for quick possession. Building sits on an Airport Land Lease. Call today for more information or for a private viewing of this great opportunity.