# \$1,850,000 - N1 North Airport Close, High River

MLS® #A2187401

\$1,850,000

0 Bedroom, 0.00 Bathroom, Commercial on 0.62 Acres

NONE, High River, Alberta

PRICE SIGNIFICANTLY REDUCED! The premier hangar location at the Foothills Regional Airport (CEN4). Located beside the runway, main ramp, and fueling stations, this facility has a convenient taxiway access and is ideal for commercial or private aviation applications.

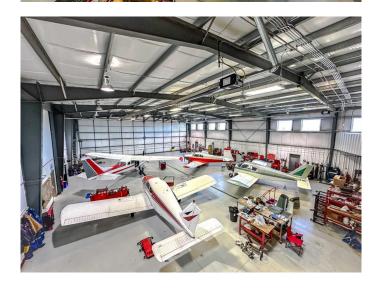
The building is currently outfitted as an aircraft maintenance facility. The hangar is 70 x 100 ft., with a 65 ft. wide bi-fold door, opening to 18 ft. 9 in. The hanger has in-floor heating and radiant overhead heaters. There are two office areas, each 20 x 100 ft., with in-floor heating, forced air, and air-conditioning. The front of the building opens to the main ramp and fueling stations. At the rear of the building is approximately 9,000 sq. ft. of undeveloped land. The building could be expanded into this area to increase the hangar size, or a smaller hangar could be built.

There is also an additional heated sea can addition and paint booth which can be negotiated as part of the sale.

The Runway is 4,300 Ft. in length and is a registered aerodrome located 2.5 nautical miles (4.6 km) southeast of High River, Alberta.







Built in 2008

#### **Essential Information**

MLS® # A2187401

Price \$1,850,000

Bathrooms 0.00 Acres 0.62 Year Built 2008

Type Commercial

Sub-Type Industrial

Status Active

## **Community Information**

Address N1 North Airport Close

Subdivision NONE

City High River

County Foothills County

Province Alberta

Postal Code T1V 1M5

#### **Amenities**

Parking Spaces 15

### Interior

Heating In Floor, Radiant

#### **Additional Information**

Date Listed January 13th, 2025

Days on Market 243

Zoning DC#5

#### **Listing Details**

Listing Office Manchester Properties Inc.

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