

# AIRCRAFT HANGAR AT FOOTHILLS REGIONAL AIRPORT *FOR SALE*

N1 NORTH AIRPORT  
HIGH RIVER, AB T1V 1M5

MANCHESTER  
PROPERTIES INC.



**MARK SCHELL**

SCHELL BROTHERS REAL ESTATE CORP.

403 861 1143

[mschell@schellbrothers.ca](mailto:mschell@schellbrothers.ca)

**BENNETT EDWARDSON**

MANCHESTER PROPERTIES INC.

403 973 0238

[bennett@mpirealty.ca](mailto:bennett@mpirealty.ca)



OWNER USER OPPORTUNITY

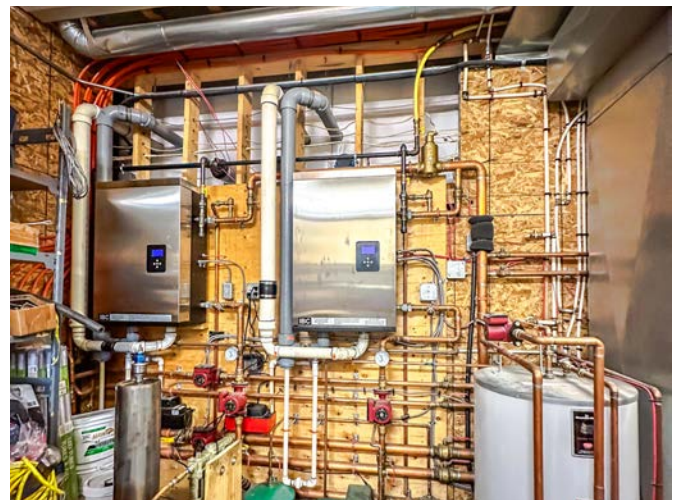
*\*All lines are approximate*

<b>Building Size:</b>	<b>11,000 Sq. Ft. (+/-)</b>	<b>Price:</b>	<b>\$2,250,000</b>
<b>Hangar:</b>	<b>7,000 Sq. Ft. (+/-)</b>	<b>Year Built:</b>	<b>2008</b>
<b>Office:</b>	<b>4,000 Sq. Ft. (+/-)</b>	<b>Construction:</b>	<b>Steel (prefab)</b>
<b>Lot Size:</b>	<b>0.62 Acres (+/-) on 2 Lots</b>	<b>Zoning:</b>	<b>DC#5 - Direct Control #5</b>
<b>Loading:</b>	<b>65' Wide x 18'9" High Hangar Door</b>	<b>Lots:</b>	<b>N-1 &amp; N-2</b>
	<b>10' x 12' Drive In Door</b>	<b>Current Use:</b>	<b>Aircraft Maintenance</b>
<b>Ceiling Height:</b>	<b>24' CLEAR (+/-) In Hangar</b>	<b>Parking:</b>	<b>15 Stalls</b>
<b>Power:</b>	<b>200 AMP</b>	<b>Availability:</b>	<b>Negotiable</b>

**The Opportunity:** 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 hangar 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 fuelling 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.

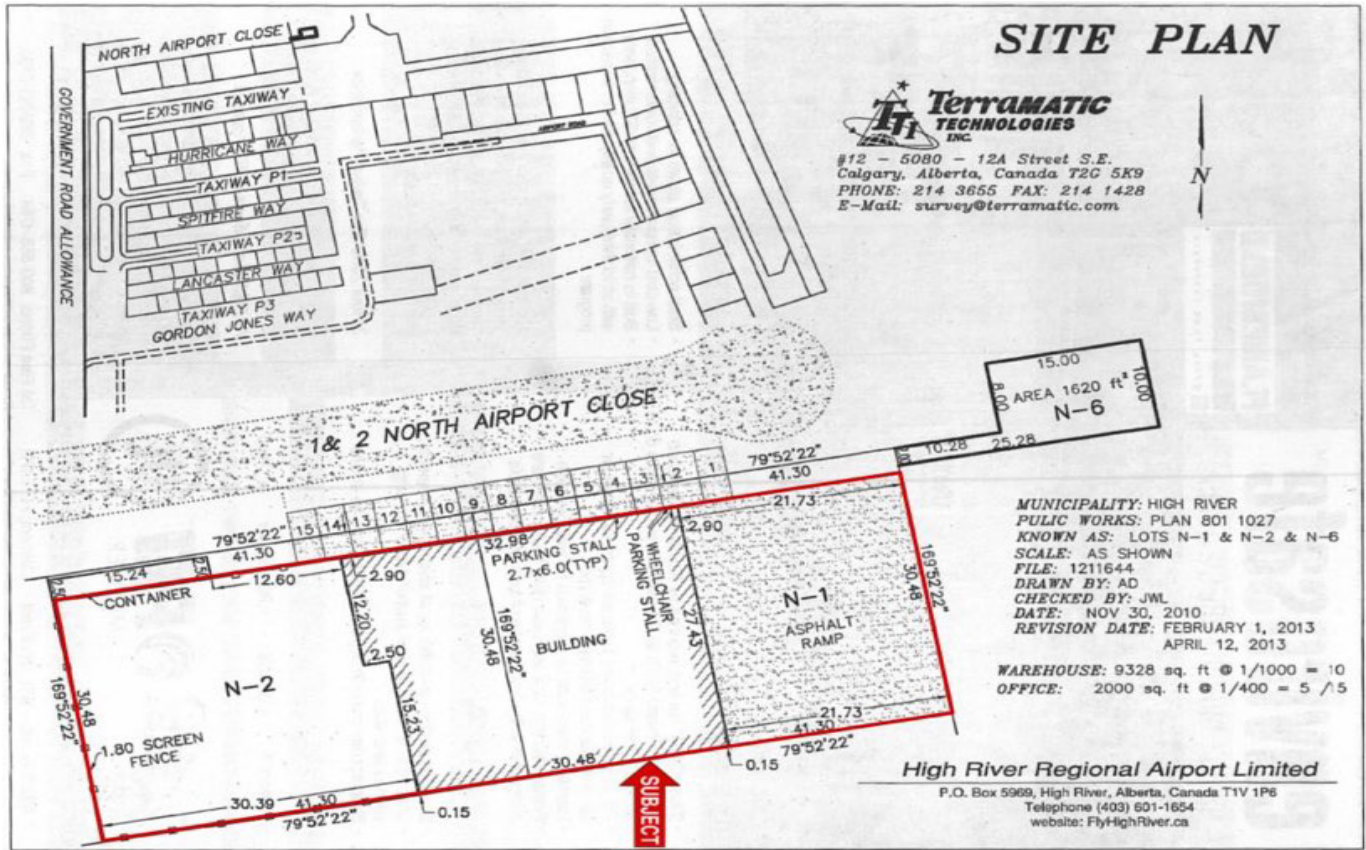
**The Runway is 4,300 ft in length and is a registered aerodrome located 2.5 nautical miles (4.6 km) southeast of High River, Alberta.**



Front Office and Reception (main floor)

In floor radiant heating system.







FOR MORE INFORMATION, CONTACT:

**MARK SCHELL**  
Schell Brothers Real Estate Corp.

403 861 1143  
mschell@schellbrothers.ca



Schelle Brothers Real Estate Corp.  
216 Stewart Green SW Calgary, AB T3H 3M1  
403 475 2767 | schellbrothers.ca

**BENNETT EDWARDSON**  
Manchester Properties Inc.

403 973 0238  
bennett@mpirealty.ca

**MANCHESTER**  
PROPERTIES INC

Manchester Properties Inc.  
242 62 Avenue SE Calgary, AB T2H 2E6  
403 212 5375 | manchesterproperties.ca

This information has been obtained from a reliable source and is believed to be accurate but is not warranted to be so. This property may be withdrawn from the market at any time without notice. Manchester Properties Inc. represents the interest of the Seller/Landlord of this property. Recipients of this information are advised to conduct their own due diligence to determine the accuracy of the information provided. The information provided is subject to change without notice.