

SALE

EXECUTIVE HANGARS

55 Miry Brook Rd Danbury, CT 06810



PROPERTY DESCRIPTION

This exceptionally well-maintained box hangar features a 59'4" x 16' bi-fold door, offering ample space for various multi-engine aircraft or multiple single-engine planes. The hangar is equipped with efficient overhead radiant gas heating and boasts an upgraded epoxy floor. A rare convenience is the direct access from the entry door to the parking lot. The municipal land lease with the city runs through 2037, with a right of first refusal and the option to negotiate an additional 10-year extension.

PROPERTY HIGHLIGHTS

- Limited hangar space available
- Direct taxiway and runway access
- Fast IFR releases
- Multiple FBO's on the field offering competitive fuel pricing
- Less than 30-minute drive to lower Fairfield and Westchester Counties.

LOCATION DESCRIPTION

Danbury Municipal Airport (DXR) is a public-use airport in Danbury, Connecticut, located three miles southwest of downtown. Covering 250 acres, it serves general aviation, private pilots, flight training, and corporate flights. The facility has two asphalt runways, with the primary runway stretching 4,422 feet. Equipped with modern navigational aids, hangars, and maintenance services, the airport supports the region's transportation and economic growth, accommodating aircraft from single-engine planes to business jets.

OFFERING SUMMARY

Sale Price:	\$649,000
Number of Units:	19
Lot Size:	2.813 Acres
Building Size:	3,094 SF
RE Taxes	\$6,719
Annual Land Lease	\$6,920

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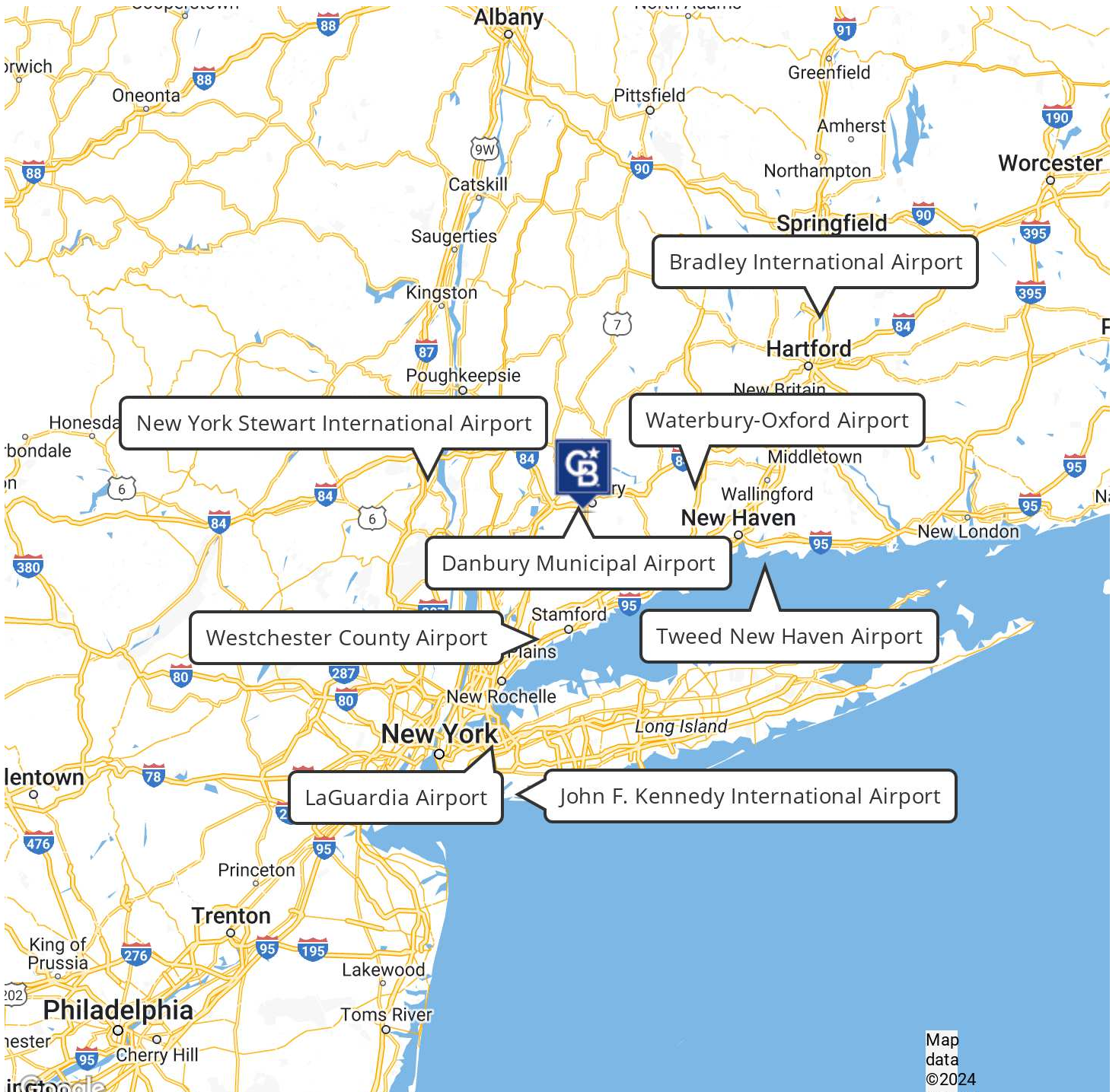
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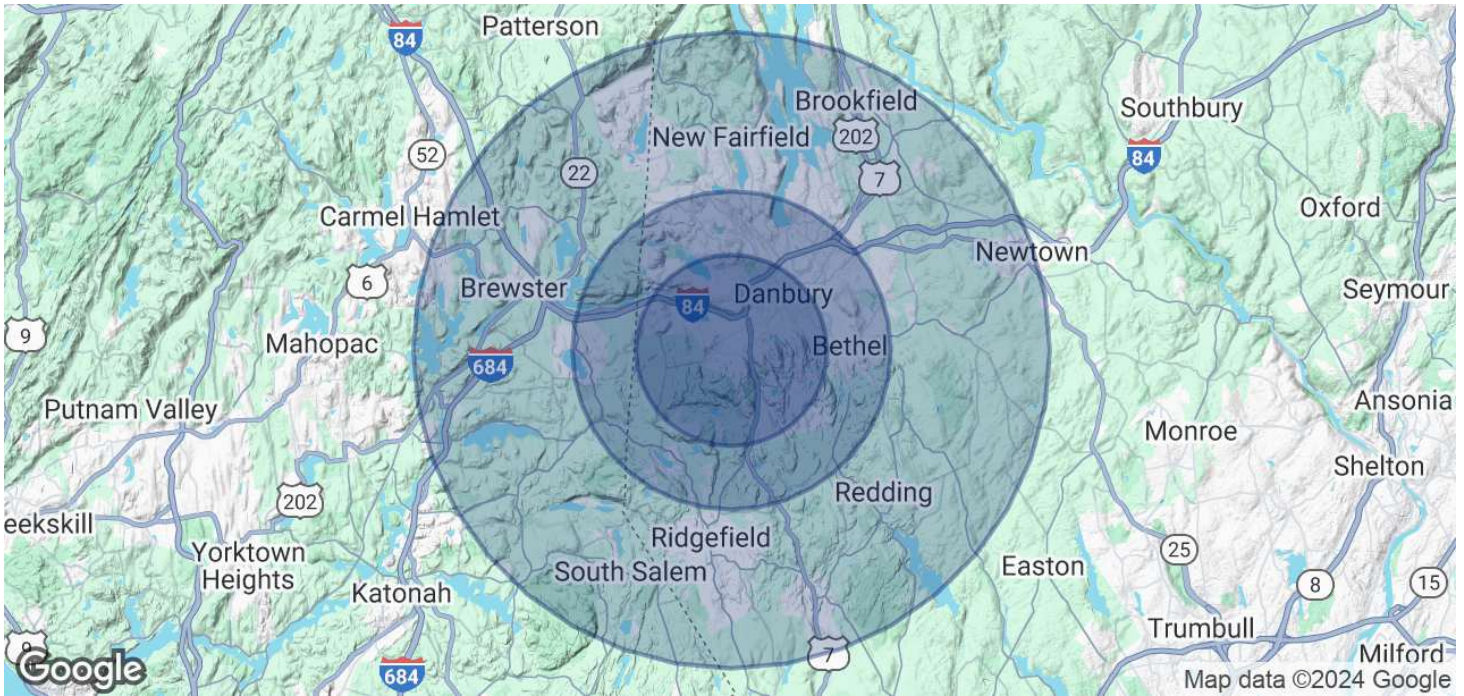
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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	50,584	104,102	246,335
Average Age	40	40	42
Average Age (Male)	39	39	41
Average Age (Female)	41	41	43

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	18,532	38,250	90,581
# of Persons per HH	2.7	2.7	2.7
Average HH Income	\$113,722	\$128,105	\$165,089
Average House Value	\$448,319	\$467,629	\$574,478

Demographics data derived from AlphaMap

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