

FOR SALE

±35,000 SF AIRCRAFT HANGAR AND OFFICE FACILITY AT YELLOWSTONE REGIONAL AIRPORT

304 Duggleby Drive | Cody, Wyoming 82414

FBO/MRO OPPORTUNITY

CBRE

PROPERTY OVERVIEW

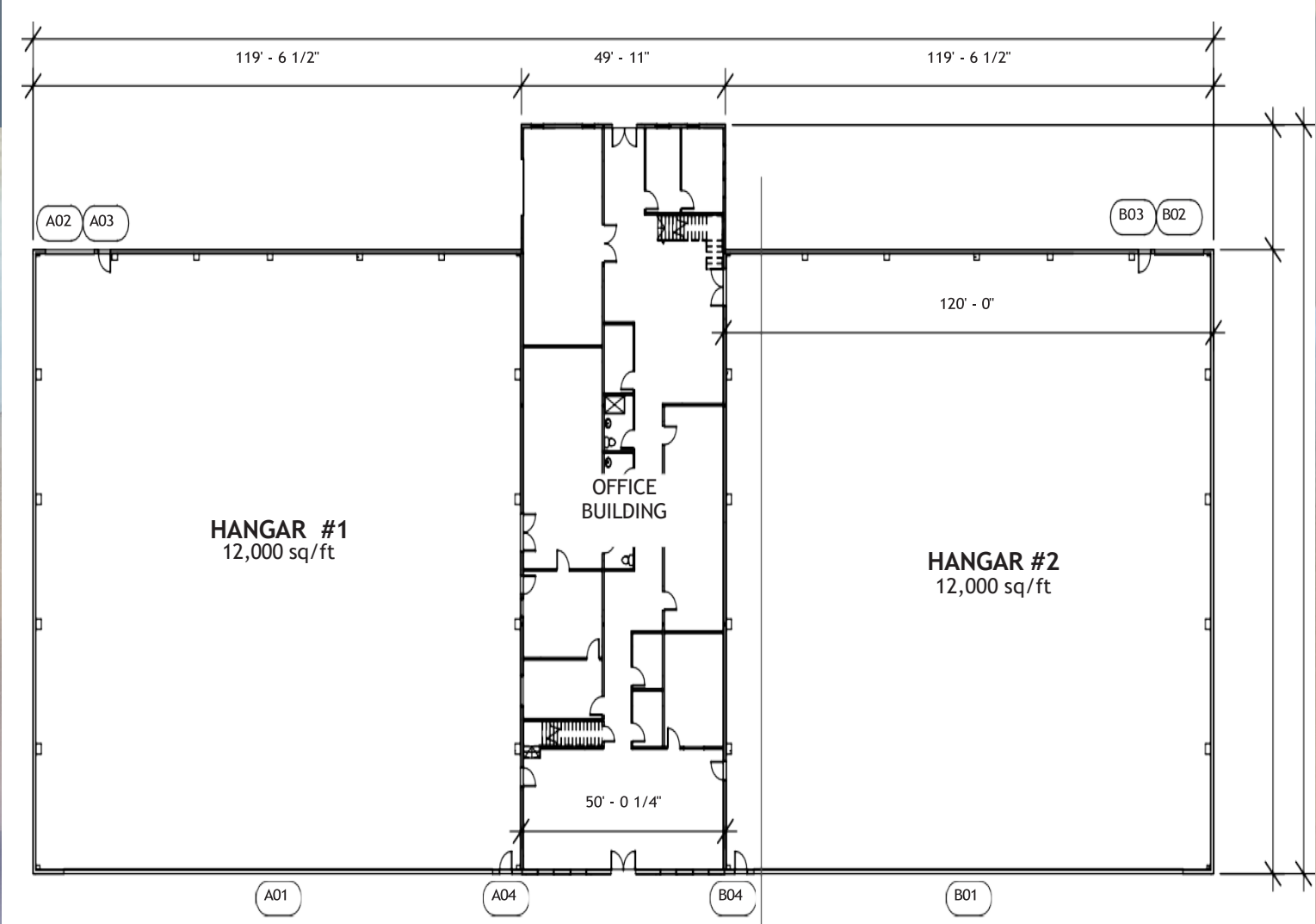
CBRE is pleased to offer a ±35,000 SF hangar and office facility for sale at Yellowstone Regional Airport. Built-in 2022, this impressive facility features two ±12,000 SF hangar bays, separated by ±11,000 SF of high-end office space. The hangars are large enough to accommodate most large corporate jets and would be an ideal fit for a private flight department, FBO, MRO, medical flight operation, fire-fighting operation, charter company, and other aviation-related businesses. There is currently a strong tenant leasing the facility through May 30, 2028, allowing a new owner the flexibility to collect rental income until moving in, or owning the facility as an investment property.

SALE PRICE: \$6,450,000

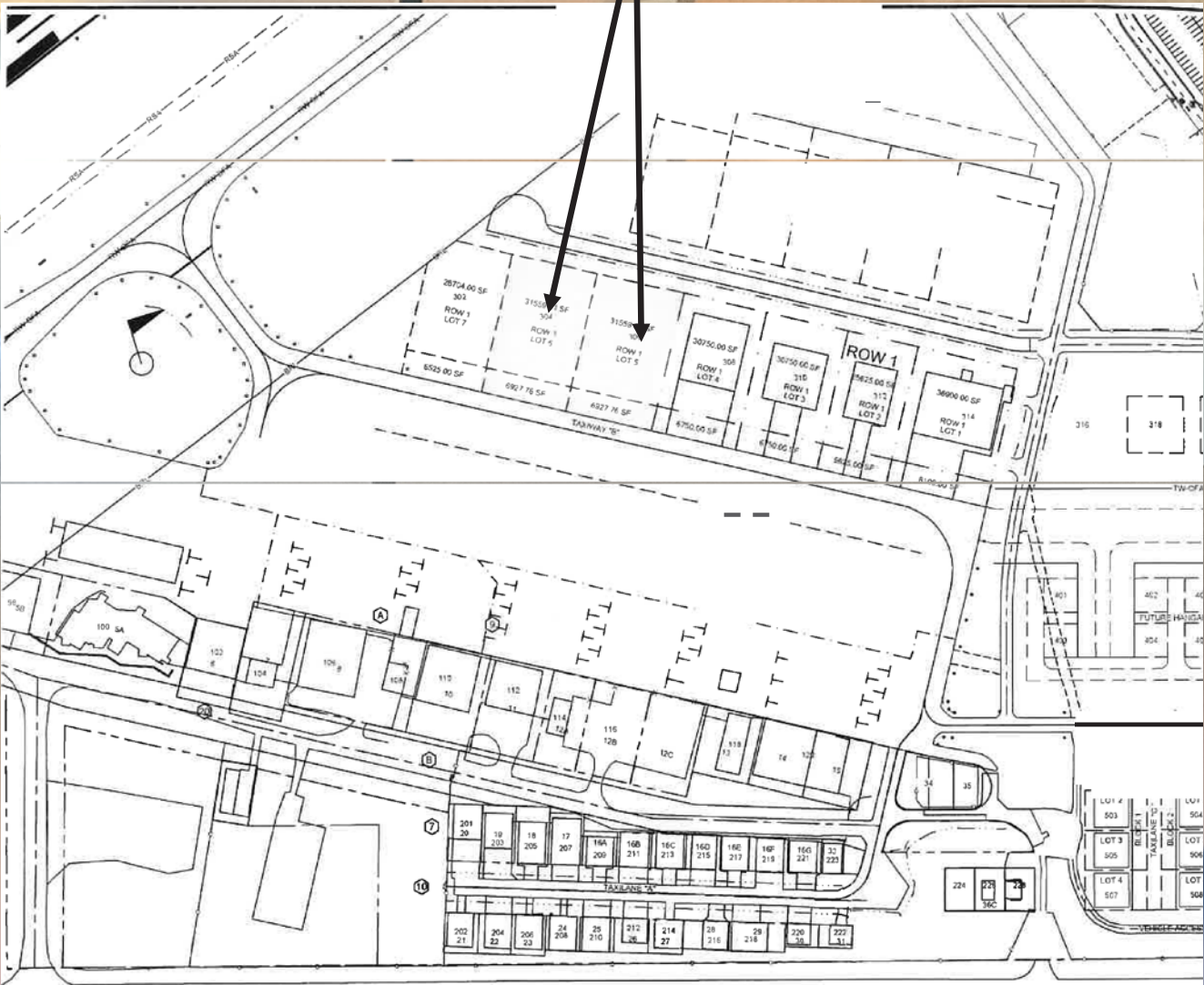
HIGHLIGHTS

- Hangar Bays (2): 120 ft. x 100 ft. each
- Hangar Doors: 105 ft. width x 28 ft. height
- Hydraulic Hangar Doors
- Office Space: 11,000 SF total on two floors
- Year Built: 2022
- Ground lease term through June 30, 2042, plus four five-year extension options
- Great 1031 exchange opportunity
- Located in Opportunity Zone
- Owner will consider seller financing
- Competitively priced at less than replacement value
- Unique opportunity that provides solid revenue stream for a buyer prior to moving in

FLOOR PLAN



SITE PLAN





AIRCRAFT HANGAR AT
**YELLOWSTONE
REGIONAL AIRPORT**

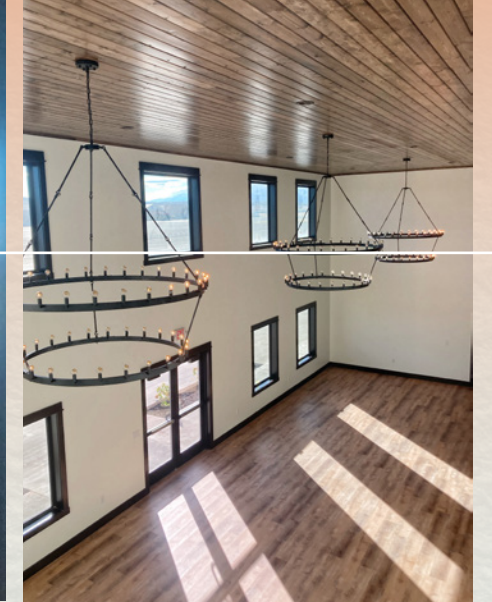


YELLOWSTONE REGIONAL AIRPORT

Located just outside of the central business district of Cody, Yellowstone Regional Airport is the only commercial airport in Park County, Wyoming. It is serviced year-round by United Express and has one FBO, Hawthorne Aviation. The airport is a popular choice for general aviation operations and also serves as a gateway to Yellowstone National Park.



PROPERTY PHOTOS





CONTACTS

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