

**ENDSTATE**  
COMMERCIAL PARTNERS

**Private Hangar at  
Shining  
Mountains  
Airpark | Ennis,  
MT**

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Ennis, Montana  
±12,000 SF

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# PROPERTY OVERVIEW

## Address:

TBD Shining Mountains Air Park, Ennis, MT

## List Price

\$1,395,000

## Property Type:

Airport Hangar

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An opportunity to acquire a 12,000± SF (100' x 120') aircraft hangar at the Big Sky / Ennis Airport, located approximately 1 hour 45± minutes from Big Sky Resort (±45 mins via Jack Creek private access) and just minutes from Ennis and the Madison River corridor.

Constructed in 2021, the clear-span hangar offers generous interior dimensions and is equipped with an 80' automatic aircraft door, providing flexibility for large single-aircraft storage, light to mid-size jets, turboprops, or multiple smaller aircraft. The building's open layout allows for efficient maneuverability and future customization, including potential lounge or support space build-out.

Positioned in one of Southwest Montana's most desirable recreational markets, the property offers efficient and private aviation access for out-of-state owners with residences in Big Sky, Ennis, or the surrounding area. Owners benefit from direct proximity to world class fly fishing on the Madison River, year-round hunting opportunities, and skiing at Big Sky Resort.

A new 20-year ground lease is available at closing, providing long-term stability within the airport's established aviation community.

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*Photos - Exterior*



*Photos - Interior*



# INTERACTIVE LINKS

[Street View](#)



If the video or virtual tour does not load, your PDF viewer may require an update. You can also access the media directly by using the links provided to the left to open them in your browser.



# PROPERTY DETAILS

TBD Shining Mountains Air Park, Ennis, MT

Property Type	Airport Hangar
Total Square Feet	±12,000 SF
Total Acreage	±0.64 (Land Lease)
Utility Services	220 V Electric, Propane, Plumbed for bathroom
Access	Head south from Ennis on US-287, head east on Airport Rd
Zoning	Airport District
Geocode	25-0424-31-1-01-18-0000
Property Taxes	\$3,812 (2025)
Year Built	2021



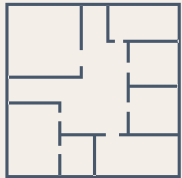
## Location

- ±8.6 miles, ±12 mins from Downtown Ennis
- ±30 miles, ±45 mins to Big Sky via Jack Creek Rd
- Private access



## Utilities

- Overhead Propane Heat
- Plumbed for Bathroom/Lounge Buildout



## Features

- ±12,000 SF Hangar
- 80' Automatic Aircraft Door



## Zoning

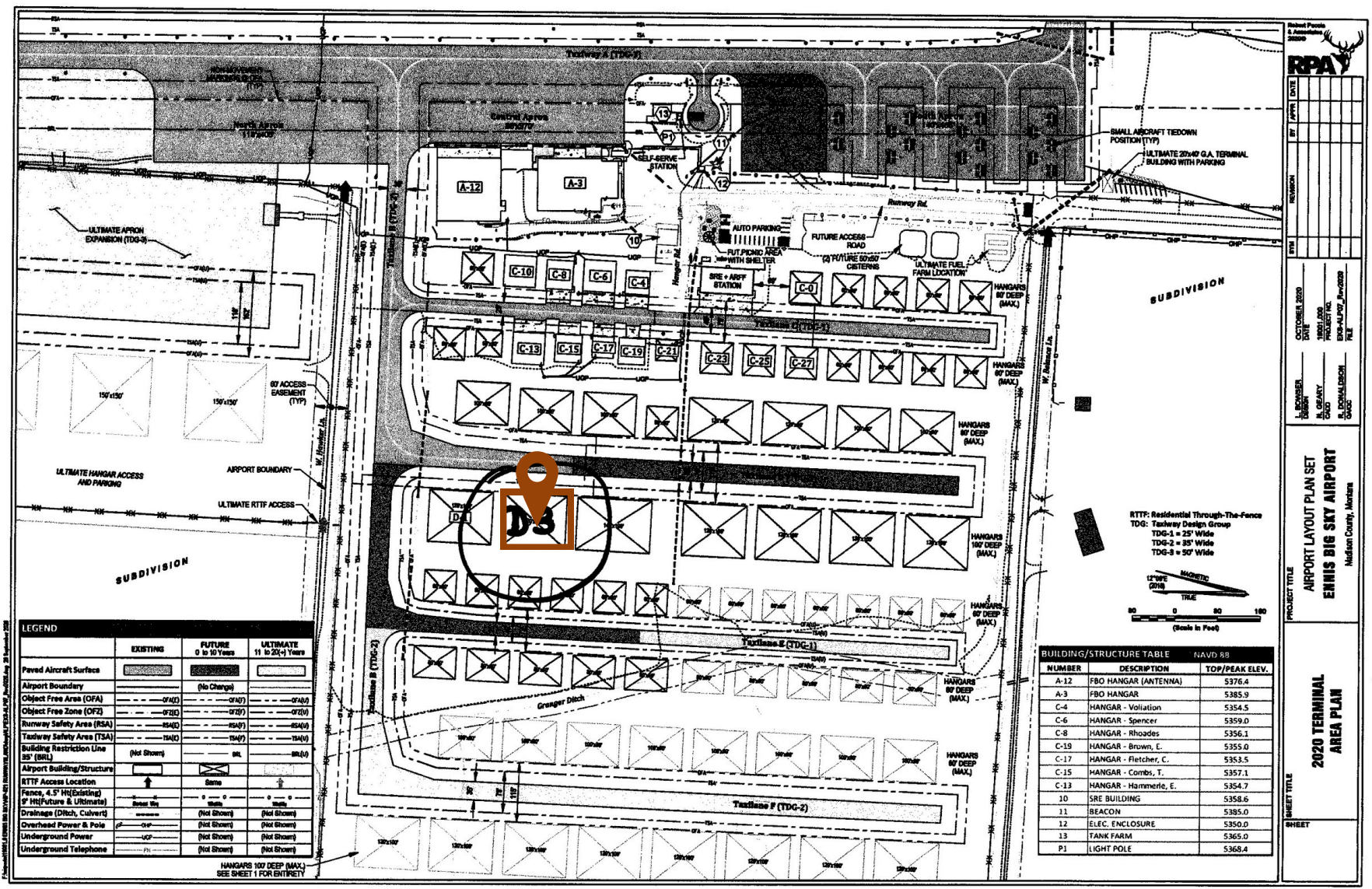
- Governed by the Ennis–Big Sky Airport Affected Area Regulations



## Ground Lease

- Improvements only. Structure is on leased airport land
- Long term ground lease structure with assignable interest, subject to airport approval

# Airport Layout



LEGEND	EXISTING	FUTURE 0 to 10 Years	ULTIMATE 11 to 25+ Years
	Paved Aircraft Surface		
Airport Boundary	(No Change)		
Object Free Area (OFA)			
Object Free Zone (OFZ)			
Runway Safety Area (RSA)			
Taxiway Safety Area (TSA)			
Building Restriction Line 25' (BRL)			
Airport Building/Structure			
RTTF Access Location			
Fence, 4.5' Ht (Existing)			
8' Ht (Future & Ultimate)			
Drainage (Ditch, Culvert)		(Not Shown)	(Not Shown)
Overhead Power & Pole		(Not Shown)	(Not Shown)
Underground Power		(Not Shown)	(Not Shown)
Underground Telephone		(Not Shown)	(Not Shown)

BUILDING/STRUCTURE TABLE			NAVD 88
NUMBER	DESCRIPTION	TOP/PEAK ELEV.	
A-12	FBO HANGAR (ANTENNA)	5376.4	
A-3	FBO HANGAR	5385.9	
C-4	HANGAR - Volitation	5354.5	
C-6	HANGAR - Spencer	5359.0	
C-8	HANGAR - Rhoades	5356.1	
C-19	HANGAR - Rhoades, E.	5355.0	
C-17	HANGAR - Fletcher, C.	5353.5	
C-15	HANGAR - Combs, T.	5357.1	
C-13	HANGAR - Hammerle, E.	5354.7	
10	SRE BUILDING	5358.6	
11	BEACON	5385.0	
12	ELEC. ENCLOSURE	5350.0	
13	TANK FARM	5365.0	
P1	LIGHT POLE	5368.4	

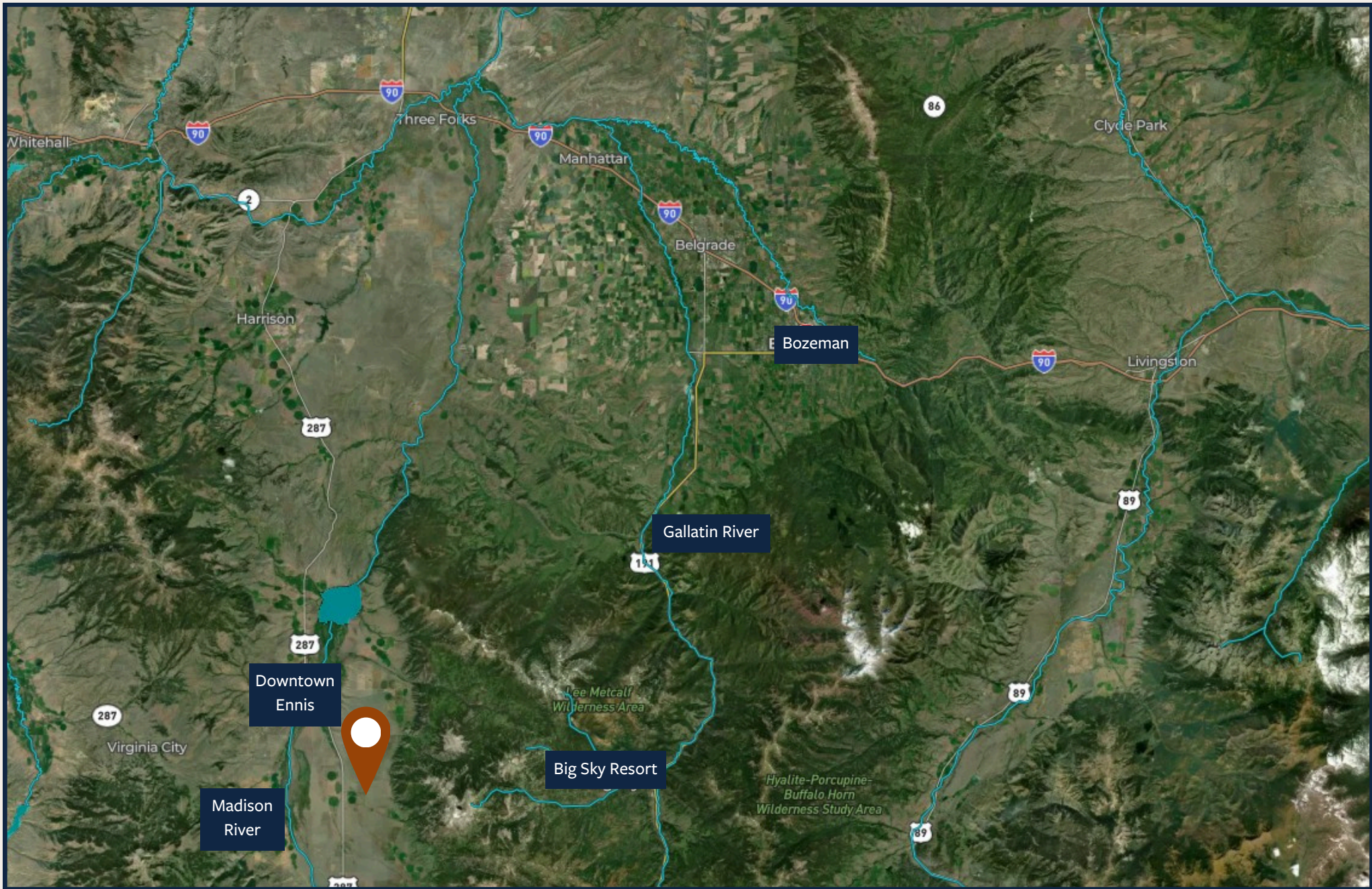
PROJECT NUMBER	OCTOBER 2020	DATE	BY	APPROVAL	DATE
DESIGNER	PROJECT MANAGER	DATE	BY	APPROVAL	DATE
PLANNING	PROJECT MANAGER	DATE	BY	APPROVAL	DATE
ENGINEERING	PROJECT MANAGER	DATE	BY	APPROVAL	DATE
CONSTRUCTION	PROJECT MANAGER	DATE	BY	APPROVAL	DATE

**PROJECT TITLE**  
**AIRPORT LAYOUT PLAN SET**  
**ENNIS BIG SKY AIRPORT**  
 Madison County, Montana

**SHEET TITLE**  
**2020 TERMINAL**  
**AREA PLAN**

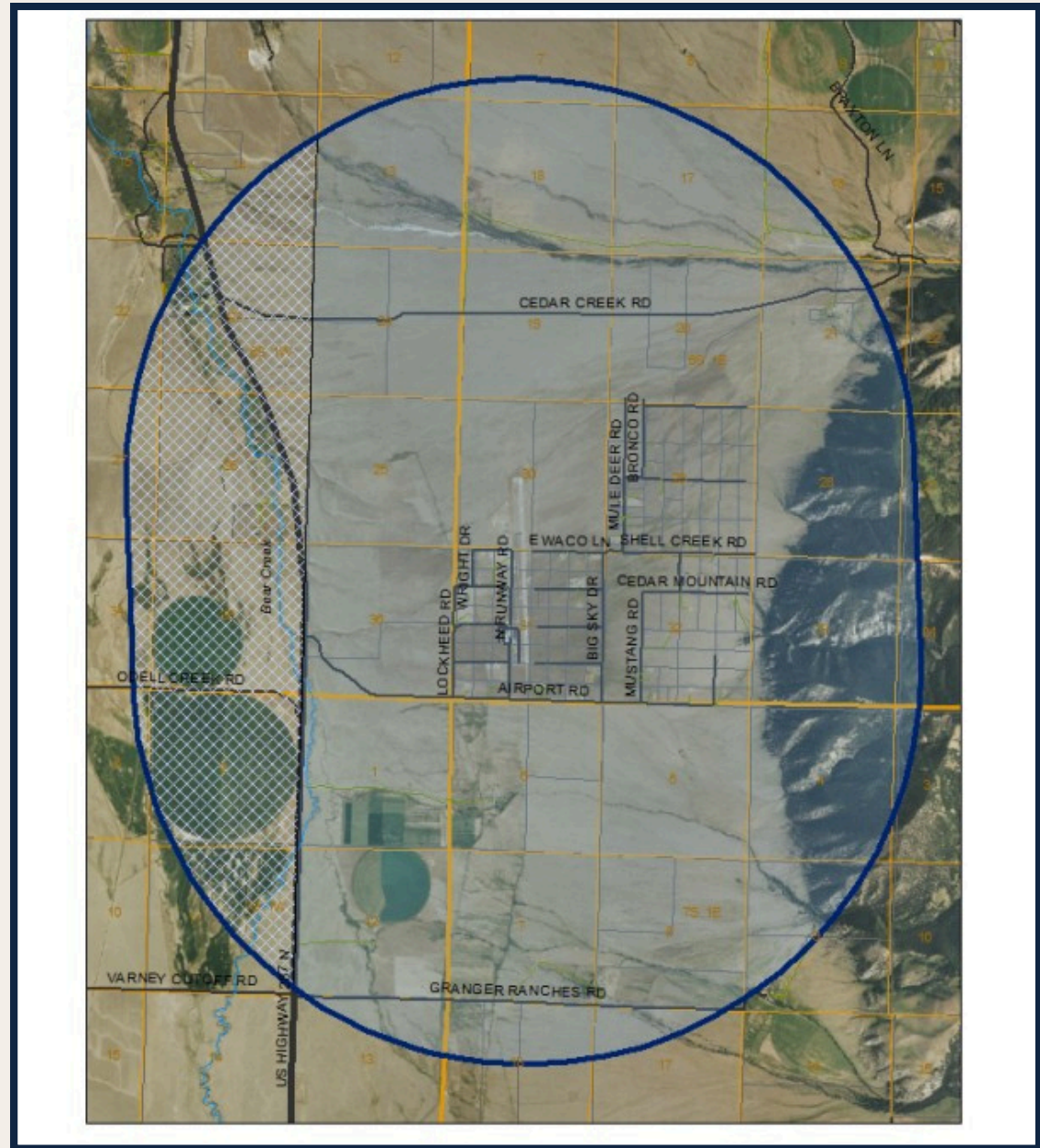
SHEET





The hangar is located in unincorporated Madison County and is not subject to traditional county zoning districts. Land use at the airport is governed by Madison County's Ennis-Big Sky Airport Affected Area Regulations, which incorporate FAA Part 77 airspace protections.

[Link to Madison County Planning Office Publications](#)



# MEET THE TEAM



## RYAN SPRINGER, CCIM

Ryan Springer brings a disciplined background from his years in the Marines and subsequent supply chain management roles across the Pacific Northwest. Returning to his hometown of Bozeman, he has been managing commercial real estate transactions since 2007, applying his operational expertise and market insight to support clients across a range of asset types.

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## CASEY ROSE, CCIM

Once a team captain at Rutgers University, a national champion in big-mountain skiing, and a commercial real estate specialist, Casey Rose brings a well-rounded skill set and a strong background in multifamily investment. He applies that same drive and discipline to his work with Endstate Commercial, supporting clients with clear insight and steady execution.

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## DYLAN HARRINGTON

Dylan brings a technical lens to every commercial property he tours, focusing on the systems and structure that define how a space truly performs. His depth of knowledge adds meaningful value to every Endstate Commercial project, ensuring clients receive clear, informed guidance.

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## CONFIDENTIALITY & RESTRICTED USE AGREEMENT

This Confidential Offering Memorandum is provided by Endstate Commercial (“Endstate”) solely for your consideration of the opportunity to acquire the commercial property described herein (the “Property”). This CONFIDENTIAL OFFERING MEMORANDUM may be used only as stated herein and shall not be used for any other purpose, or in any other manner, without prior written authorization and consent of Endstate. This CONFIDENTIAL OFFERING MEMORANDUM does not constitute or pertain to an offer of a security or an offer of any investment contract. This CONFIDENTIAL OFFERING MEMORANDUM contains descriptive materials, financial information and other data compiled by Endstate for the convenience of parties who may be interested in the Property. Such information is not all inclusive and is not represented to include all information that may be material to an evaluation of the acquisition opportunity presented. Endstate has not independently verified any of the information contained herein and makes no representations or warranties of any kind concerning the accuracy or completeness thereof. All summaries and discussions of documentation and/or financial information contained herein are qualified in their entirety by reference to the actual documents and/or financial statements, which upon request may be made available. An interested party must conduct its own independent investigation and verification of any information the party deems material to consideration of the opportunity, or otherwise appropriate, without reliance upon Endstate.

The Property may be financed or withdrawn from the market without notice, and its owner(s) reserve(s) the right to negotiate with any number of interested parties at any time. The Property is offered and sold by its owner(s) as is, where is, and with all faults, without representation or warranty of any kind except for any customary warranties of title.

BY ACCEPTING THIS CONFIDENTIAL OFFERING MEMORANDUM, YOU AGREE THAT: (1) all information contained herein, and all other information you have received or may hereafter receive from Endstate relating to the Property, whether oral, written or in any other form (collectively, the “Information”), is strictly confidential; (2) you will not copy or reproduce, and claim as your own without attribution to Endstate, all or any part of this CONFIDENTIAL OFFERING MEMORANDUM or the Information; (3) upon request by Endstate at any time, you will return and/or certify your complete destruction of all copies of this CONFIDENTIAL OFFERING MEMORANDUM and the Information; (4) for yourself and all your affiliates, officers, employees, representatives, agents and principals, you hereby release and agree to indemnify and hold harmless Endstate and the seller of the property, and all of their respective affiliates, officers, employees, representatives, agents and principals, from and with respect to any and all claims and liabilities arising from or related to the receipt or use of this CONFIDENTIAL OFFERING MEMORANDUM and/or any other Information concerning the Property; (5) you will not provide this CONFIDENTIAL OFFERING MEMORANDUM or any of the Information to any other party unless you first obtain such party’s acceptance and approval of all terms, conditions, limitations and agreements set forth herein, as being applicable to such party as well as to you; and (6) monetary damages alone will not be an adequate remedy for a violation of these terms and that Endstate shall be entitled to equitable relief, including, but not limited to, injunctive relief and specific performance, in connection with such a violation and shall not be required to post a bond when obtaining such relief.