



**FOR LEASE**

**AIRPORT HANGERS**

# WIZARD LAKE AIRPORT HANGERS

26453 TWP RD 481, Leduc County

## Property Description

Explore our array of aircraft and helicopter hangars available for lease, catering to various needs with options for both individual and shared facilities. With different sizes and configurations, our hangars ensure accommodation for aircraft of all types. Enjoy the convenience of access to well-maintained runways, facilitating seamless operations. Whether you prefer dedicated storage or cost-effective shared resources, our hangars provide secure storage solutions tailored to your requirements. Experience hassle-free aircraft storage with our flexible lease options. Contact us today to discover the perfect hangar for your aviation needs.

## MARKET

FOR LEASE

**83 ACRES**

LOT SIZE

## Dean Drysdale

Vice President | Industrial Sales & Leasing  
deandrysdale@gmail.com  
780.953.4585

**RE/MAX**  
COMMERCIAL  
RE/MAX EXCELLENCE  
COMMERCIAL DIVISION

**#1 RE/MAX Commercial Team Worldwide 2017, 2018, 2019, & 2021\***

201, 5607 - 199 Street, Edmonton, AB T6M 0M8 | [commercialyeg.ca](http://commercialyeg.ca)

The information contained herein was obtained from sources deemed to be reliable and is believed to be true; it has not been verified and as such, cannot be warranted nor form a part of any future contract. All measurements should be independently verified by the Purchaser/Tenant. \*based on commercial commissions 2017, 2018, 2019, & 2021.

# PROPERTY DETAILS AND PARTICULARS



## For Lease: Wizard Airport Hangers

Address:	26453 TWP RD 481 (30 minutes from Edmonton)
Lot Size:	83 Acres
Zoning:	AG
Hangers:	7
Runaways:	2530 feet long. 80 Feet wide. Turf surface 1396 feet long. 80 feet wide. Turf surface
Operating Costs:	\$2.70
Lease Rate:	Market



# HANGERS

## Hangars 1

<b>Hangar 1:</b>	Size 2640 SF (60x44)
<b>Suite:</b>	2 bedroom, Kitchen, Bathroom, Living Room
<b>Ceiling Height:</b>	16'
<b>Power:</b>	200 AMP
<b>Heating:</b>	Propane
<b>Drainage:</b>	Septic Tank
<b>Water:</b>	Cistern
<b>Doors:</b>	12' x 14' Overhead 10' x 10' Overhead 12' x 42 Vertical Bifold
<b>Lighting:</b>	LED
<b>Concrete:</b>	6" Slab

## Hangars 4-6

<b>Size</b>	2304 SF (48x48)
<b>Ceiling Height:</b>	Height: 12'
<b>Concrete</b>	Aprons
<b>Power:</b>	100 AMP
<b>Heating:</b>	In Slab Heat Ready
<b>Drainage:</b>	Sump with Drain
<b>Water:</b>	Cistern
<b>Doors:</b>	12' x 40 Diamond Electric Bifold
<b>Lighting:</b>	LED

## Hangars 2 & 3

<b>Hangar 1:</b>	2112 SF (48x44)
<b>Ceiling Height:</b>	12'
<b>Power:</b>	100 AMP
<b>Heating:</b>	Propane (in-slab heat ready)
<b>Drainage:</b>	Sump (no drain)
<b>Doors:</b>	2-12' x 12' Overhead (roadside) 12' x 42 Vertical Bifold
<b>Lighting:</b>	LED

## Hangars 7

<b>Size :</b>	2304 SF (48x48)
<b>Amenities:</b>	Bathroom with Shower, Urinal, Toilet, and Sink.
<b>Concrete:</b>	Apron
<b>Ceiling Height:</b>	12'
<b>Power:</b>	100 AMP
<b>Heating:</b>	Propane (in slab ready) Insulated and Heated with Boiler.
<b>Drainage:</b>	Septic Tank
<b>Water:</b>	Cistern
<b>Doors:</b>	12' x 40 Diamond Electric Bifold 10 x 10 Overhead Door
<b>Lighting:</b>	LED



# LOCATION





# ADDITIONAL PHOTOS CONTINUED





# ADDITIONAL PHOTOS





# ADDITIONAL PHOTOS CONTINUED





# ADDITIONAL PHOTOS CONTINUED

