



**5271 BEEHCRAFT STREET  
LOVELAND, CO 80538**

# AIRCRAFT HANGAR - FOR SALE



**NORTHERN COLORADO  
REGIONAL AIRPORT**

**\$850,000**

**MARK O'DONNELL**  
970-690-8885  
idmark@comcast.net

**RANDY MARSHALL**  
970-691-7446  
randymarshall14@gmail.com

4803 Innovation Drive, 1A, Fort Collins, Colorado 80525



# SPECIFICATIONS

## **5271 BEEHCRAFT STREET:**

CONCRETE & CINDER BLOCK CONSTRUCTION / SEALED & PAINTED EXTERIOR

INSULATED THROUGHOUT EXTERIOR WALLS AND CEILING

DIMENSIONS: 67' WIDE X 50' DEEP (3,350 SQUARE FEET)

VERTICLE LIFT HANGAR DOOR: 51' WIDE X 13' 2" HIGH

6" THICK CONCRETE SLAB

ELECTRICAL POWER: 200 AMPS, 220 VOLTS

9'10" X 8'1" BATHROOM WITH COMPOSTING TOILET

TWO WALL - MOUNTED ELECTRIC HEATERS

PAINTED EPOXY FLOOR (LIGHT GREY)

HANGAR BACKS TO CESSNA DRIVE WHERE A MAN DOOR CAN BE ADDED

SECURED GATE ACCESS FROM CESSNA DRIVE

UTILITIES: CITY OF LOVELAND (ELECTRIC) , NO GAS, TRASH INCLUDED

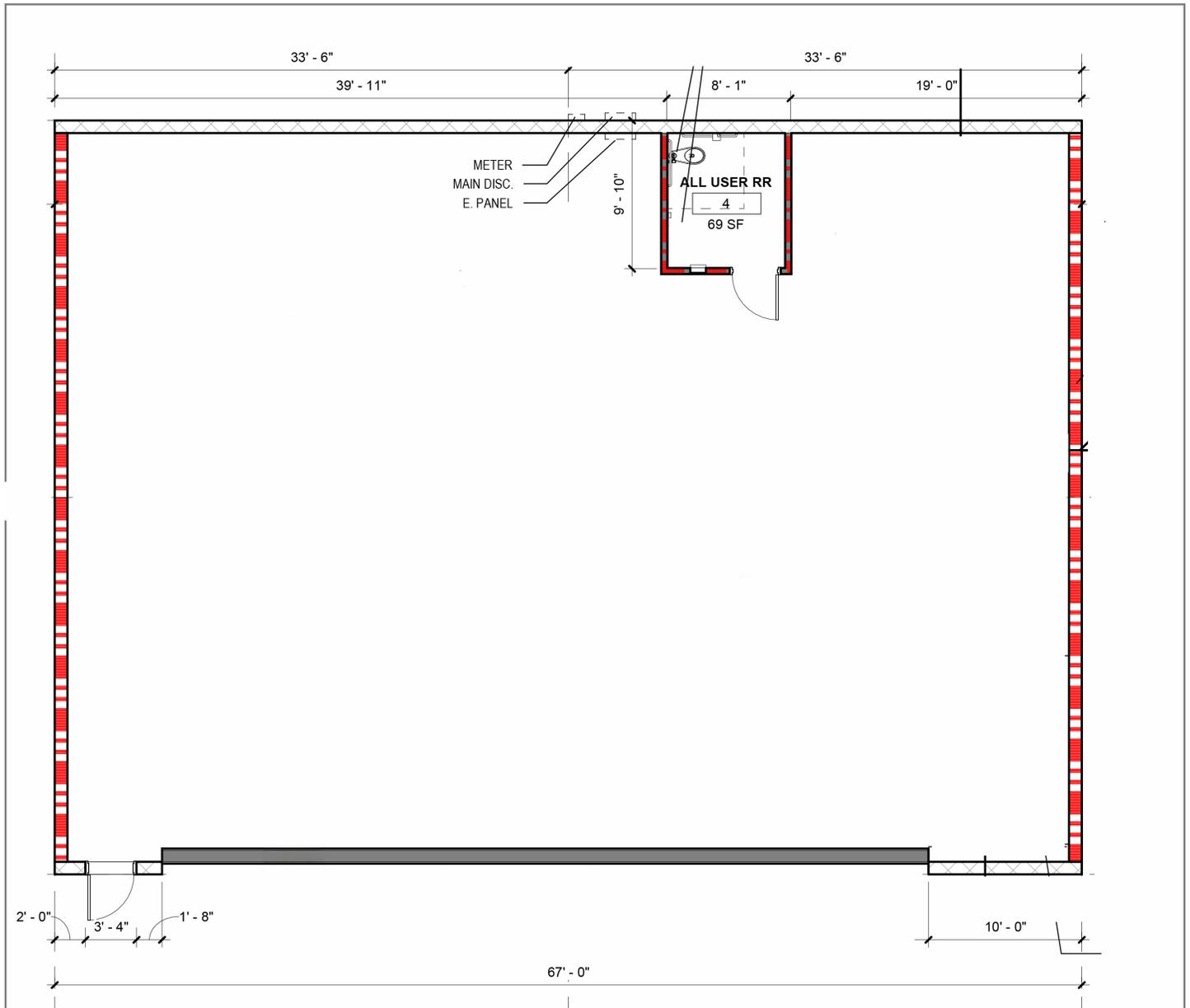
CURRENT ASSOCIATION FEES: \$168 PER MONTH

CEILING HEIGHT 14' 3"

6 ELECTRICAL OULETS

**NOTE:** THE HANGAR IS SUBJECT TO A GROUND LEASE WITH THE CITIES OF LOVELAND AND FORT COLLINS, COLORADO. THE INITIAL TWENTY - FIVE YEAR TERM EXPIRES JULY 21, 2048. THE LEASE PROVIDES FOR THREE ADDITIONAL OPTIONS TO EXTEND THE TERM FOR FIVE YEARS EACH.

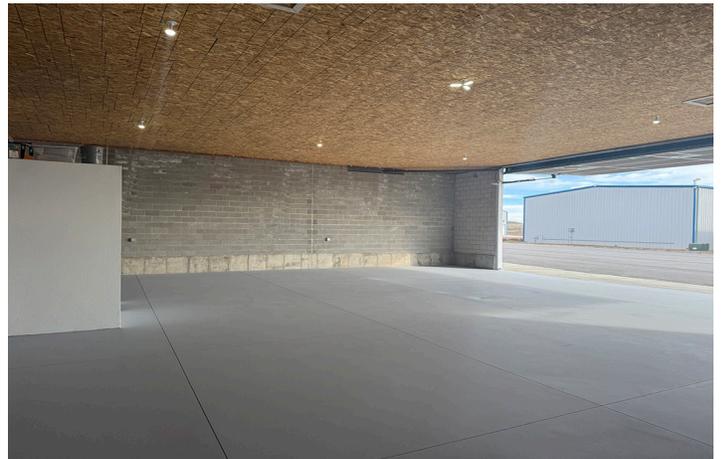
# FLOOR PLAN



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# SITE PLAN / MAP

