

HANGAR

FOR SALE

±7,182 SF hangar with offices
±1,440 SF of tie-down space
All on 40 year land lease

\$2,700,000

SANTA YNEZ VALLEY AIRPORT · KUNKLE FIELD

900 AIRPORT RD · SANTA YNEZ CA · 93460

The Santa Ynez Airport, situated in the heart of California's scenic wine country, is known for its exceptional facilities and vibrant aviation community. Among these, Hangar G-7 stands out as the largest hangar available at the airport offering extensive space for a variety of aircraft needs. Uniquely, it includes a large outdoor pad, conference room, offices and storage. This is a rare opportunity, as hangars of this size are seldom available on the open market. The hangar will be delivered vacant at the close of escrow, allowing the new owner to immediately take advantage of this premium aviation asset.

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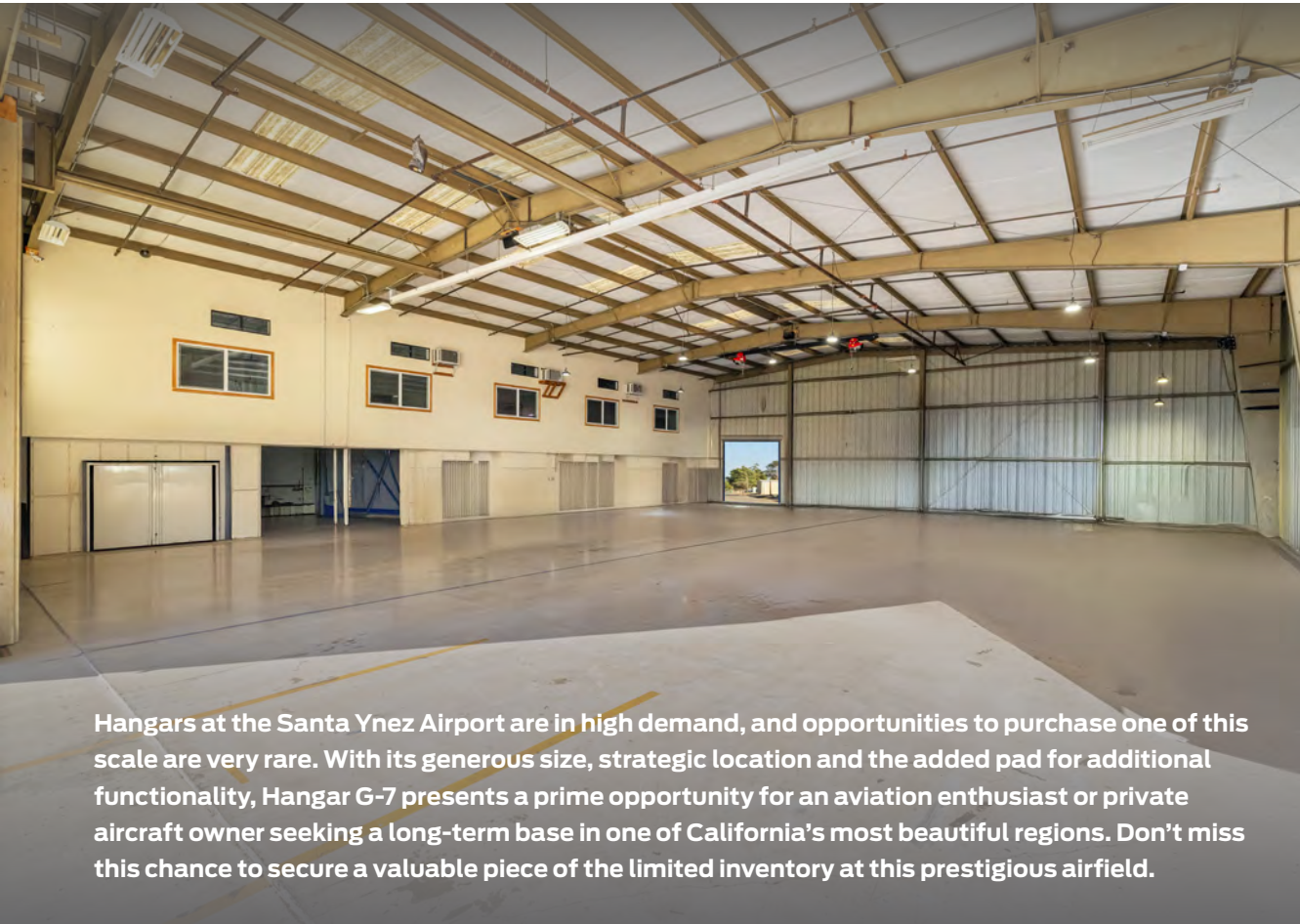
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Hangars at the Santa Ynez Airport are in high demand, and opportunities to purchase one of this scale are very rare. With its generous size, strategic location and the added pad for additional functionality, Hangar G-7 presents a prime opportunity for an aviation enthusiast or private aircraft owner seeking a long-term base in one of California's most beautiful regions. Don't miss this chance to secure a valuable piece of the limited inventory at this prestigious airfield.

Buyer to perform the proper due diligence regarding the following items:

- Usage for the hangar, which is primarily to be for aviation purposes
- Suitability of hangar for various aircraft types
- Santa Ynez Airport Rules and Regulations
- Federal Aviation Administration Rules & Regulations > [See Federal Register/ Volume 81, No. 115](#)

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Offering Specifics

Sale Price	\$2,700,000
Building Size	±7,182 SF Hangar Structure Footprint ±5,679 SF Open Hangar Floor Space ±2,144 SF Offices/Conference Rm/Storage* *See Floor Plan on Page 5
Outdoor Pad	±1,440 SF Tie-Down Space
Lease Terms	Expires 12/31/2064 Rent: \$5,980.22/Year Base Rent to be revaluated every five years
APN	141-440-002
Floors	2
HVAC	Window units
Sprinklers	Yes
Restrooms	1 full bathroom w/ shower
Year Built	1986

Sale subject to approval of Airport Authority





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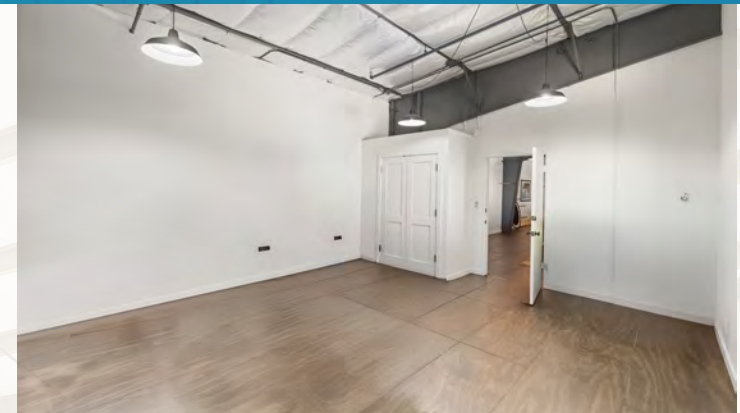
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Property Specs

- Open Hangar Floor Space: 70 ft. wide x 82 ft. long x 24 ft. hangar height
- ±2,144 SF that can be used for office space, conference rooms and storage
- Hangar Door: 62 ft. wide x 19'7" high
- Roll-up Door: 12 ft. x 12 ft. (This is a drive-in entrance for an owner's vehicle)
- Full fire sprinkler system, smoke detectors and fire pull stations
- Window mounted air conditioning units on upper floor
- Full bathroom with shower on ground floor
- Laundry hookups
- Built-in storage cabinets

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Santa Ynez Valley Airport Specs

Elevation 674.3 ft. / 205.5 m (surveyed)
Variation 14E (2000)
From City 1 mile SE of SANTA YNEZ, CA
Time Zone UTC -7 (UTC -8 during Standard Time)
Communications CTAF: 122.8
 UNICOM: 122.8
 WX AWOS at IZA : 118.075 (805) 686-5325
 WX ASOS at SBA: (16 nm SE): 132.65 (805-967-0283)
 WX AWOS-3 at LPC: (20 nm W): 133.875 (805-735-3075)

Runway Info Runway edge lights: medium intensity
 Surface: asphalt, in good condition
 Dimensions: 2804 x 75 ft. / 855 x 23m

	RUNWAY 8	RUNWAY 26
Traffic Pattern	Right	Left
Runway Heading	084 Magnetic, 098 true	264 Magnetic, 278 true
Markings	Nonprecision Instrument	Basic
Markings Conditions	Excellent	Excellent
Latitude	34-6.525N36-2	34-36-22.554N
Longitude	120-04-48.579W	120-04-15.379W
Elevation	651.8 ft.	671.0 ft.
Threshold Crossing Height	—	20 ft. AGL
Visual Glide Path Angle	—	3.40 Degrees
Visual Slope Indicator	—	2-box VASI on Left

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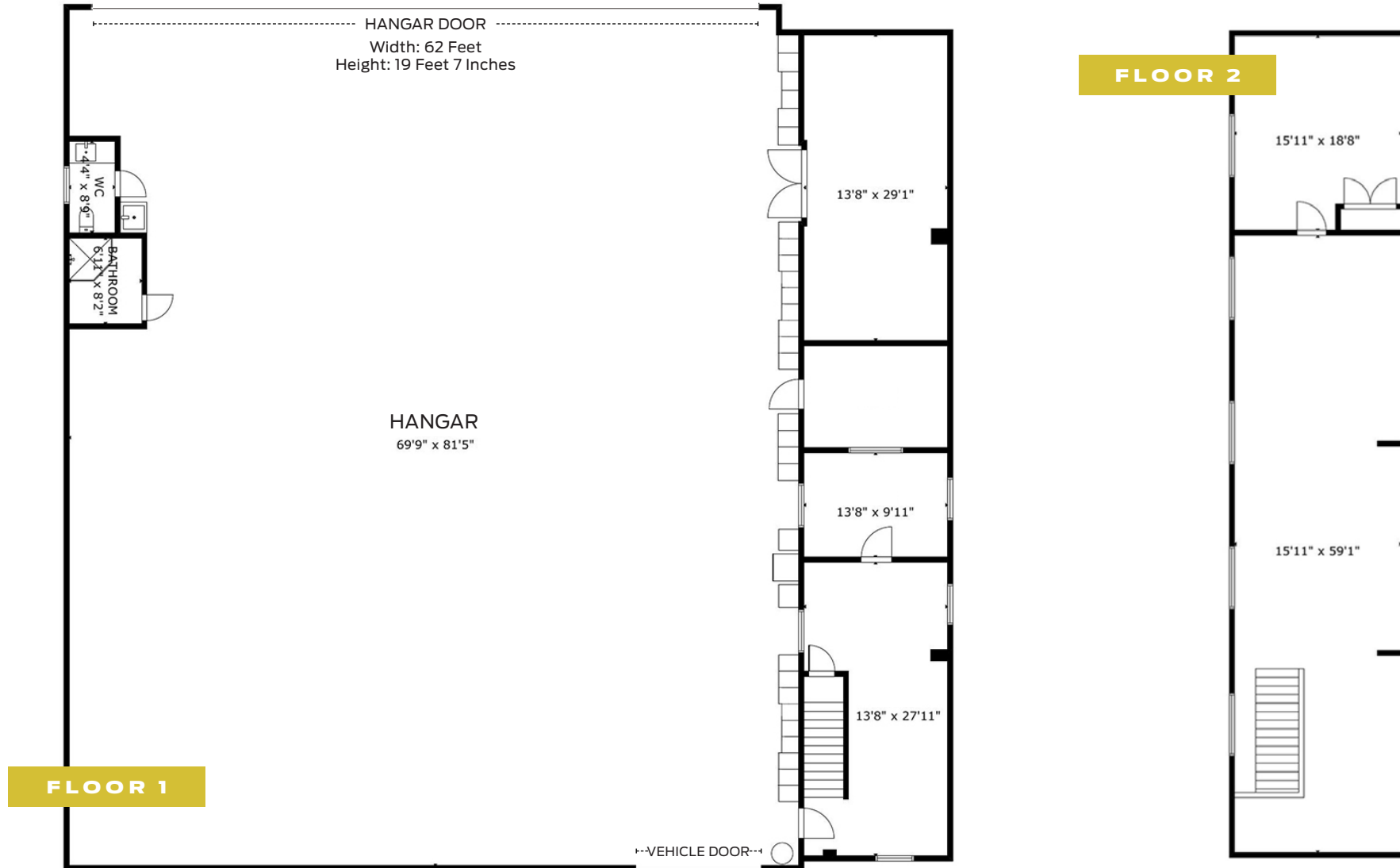




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Floor Plan



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Not to scale

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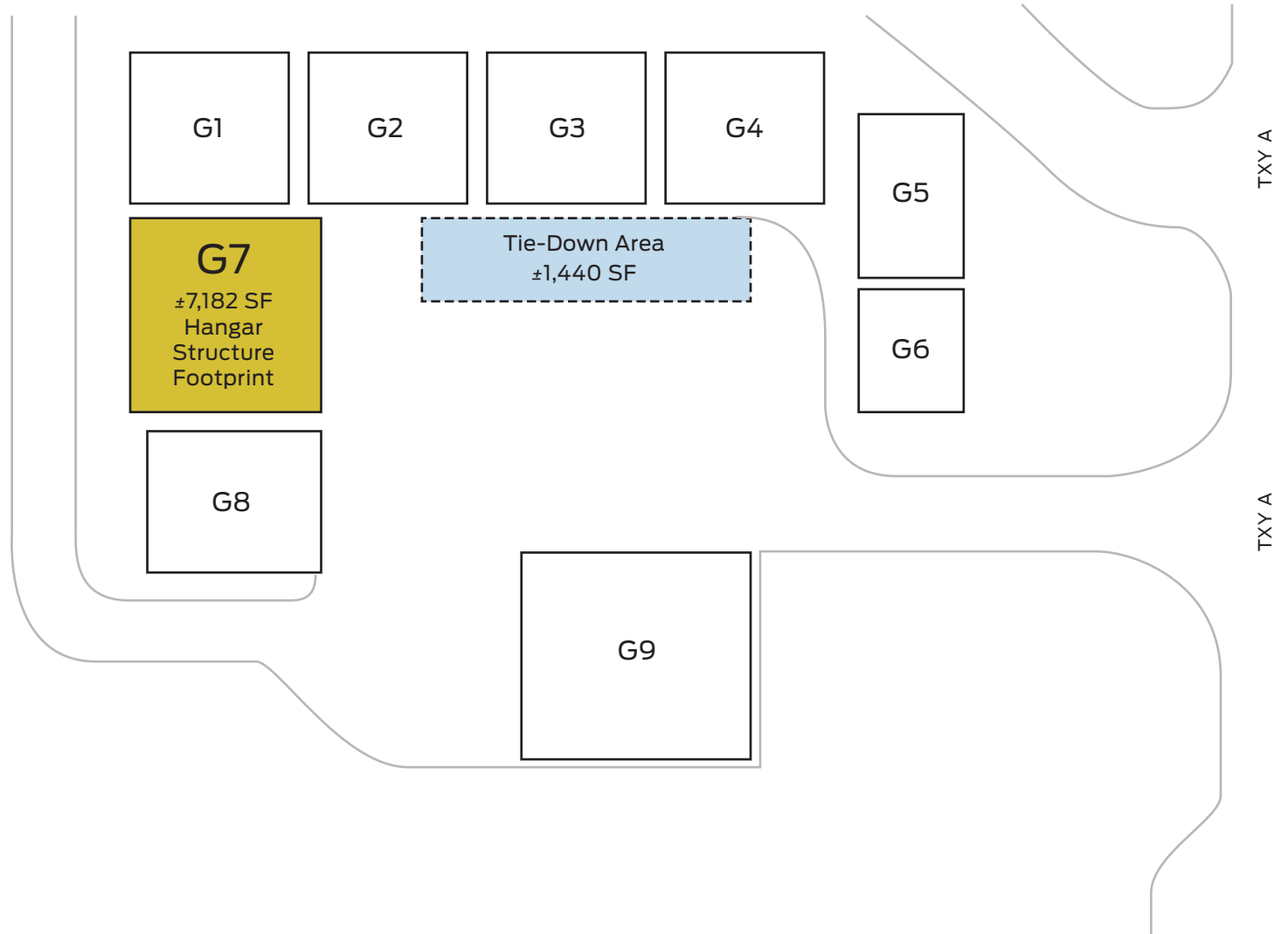
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Hangar G-7 Tie-Down Area



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