

**For Sale  
or  
Lease!**

**APEX**  
Commercial



The First Mile Is Free

**Price  
Improvement!**



**Airplane Hangar - 37900 Cessna Way, Unit A, Watkins, CO 80137**

**Property Overview:**

Type • Airplane Hangar  
Year of Construction • 2006  
Building Square Feet • 10,000 SF  
Property Taxes (2023) • \$8,319.20  
Zoning • AV (Adams County)

**Lease Rate:  
Negotiable**

**Sale Price:  
\$1,450,000.00**  
Improvements Only  
Subject to Land Lease

- ± 90' hangar door (4 motors)
- 30' clear height
- 1 - 14' drive-in door
- Infrared tube heating
- Restroom, shop sink, spigot, and floor drain
- Estimated Expenses - \$2,000.00/mo (land lease, taxes, insurance, utilities, etc)

Though the information contained herein was obtained from sources we believe to be reliable, no warranty is made as to its accuracy.





**Airport Terminal**

# **Apex Real Estate Advisors**

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